

2295

1.10 Legal Item

WARRANTY DEED

The State Of Alabama

Shelby County

BOOK 158 PAGE 501

Know All Men by These Presents, That in consideration of One Thousand Dollars and other good and valuable consideration and the assumption by the grantees of the unpaid balance on that certain mortgage dated 2/25/49 from C.W. Chamption and wife to G. S. Osborn, recorded in Mortgage Book 200 Page 238 in the Probate Office of Shelby County, Alabama, to the undersigned grantor C. W. Champion and wife, Carroll Champion

in hand paid by Albert O. Reed and Mae B. Reed

the receipt whereof is acknowledged we the said

C. W. Champion and wife, Carroll Champion

do grant, bargain, sell and convey unto the said Albert O. Reed and Mae B. Reed

the following described real estate situated in Shelby County, Ala., to-wit:

That part of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ Section 30, Township 19 Range 1 East described as follows:
Begin on the west line of said forty acres where the Florida Short Route Highway right of way crosses the said west line and runs east along the Florida Short Route Highway right of way 330 feet for a beginning point; thence run north 420 feet; thence east 210 feet; thence south 420 feet to highway right of way; thence west 210 feet to point of beginning, containing 2 acres, more or less, with

... To Have and to Hold, To the said Albert O. Reed and Mae B. Reed, their
heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators,
covenant with the said Albert O. Reed and Mae B. Reed, their
heirs and assigns, that we are lawfully seized in fee simple of said premises;
that they are free from all incumbrances; that we have a good right to
sell and convey the same as aforesaid; that we will, and our heirs, executors
and administrators shall, warrant and defend the same to the said Albert O. Reed and Mae B. Reed, their
heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand and seals, this
26th day of March, 1953.

WITNESSES:

C. W. Champion (Seal.)
Carroll Champion (Seal.)

The State Of Alabama }
Shelby County }

I, Wales W. Wallace, Jr.

Notary Public in and for said County, in said State,
hereby certify that C. W. Champion and wife, Carroll Champion
whose name s. are signed to the foregoing conveyance, and who are known
to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they
executed the same voluntarily on the day the same bears date.

Given under my hand this 26th day of March, A. D. 1953.

Wales W. Wallace, Jr.
Notary Public for State of Ala.
at Large

Filed in the office of the Probate Judge on the 26 day of Mar 1953 at 8 o'clock P. M.
and recorded in Deed Book 158 Page 502 this 3 day of Apr 1953.
Deed Tax 1.00 Mortgage Tax — has been paid.
L.C. Walker, Judge of Probate

to me, appeared before me this day, and being sworn, stated that

the grantor voluntarily

presence and in the presence of the other subscribing witness, on the day the