

The State Of Alabama

Shelby County

Know all men by these presents, That in consideration of One Hundard and Fifty and no/100XXXXXXXXXXXXXXXXXXXX DOLLARS

to the undersigned grantor C.C. Champion and wife Hattie Champion in hand paid by W.H. Falkner and wife Mary Ann Falkner

the receipt whereof is acknowledged we the said C.C.Champion and wife Hattie Champion do grant, bargain, sell and convey unto the said W.H. Falkner and wife Mary Ann Falkner

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

A parcel of land described as:

Beginning at SW $\frac{1}{4}$  of SW $\frac{1}{4}$  on section line and running in a Northwesternly direction along Vincent and Leeds Highway approx.75ft. and 10in. Thence in a North easterly direction 120 ft.(This helps define the line A persimmon tree is 9ft. 8in. north of house built by W.H. Falkner in 1959. and is on the line. Same line is 43ft. 6in;north of said W.H. Falkner drilled well, 1959.54ft. 11in.north of big oak just south of said house.)

Thence in a south Easterly direction 75ft.10in. Thence in a Southwesterly 120ft. to starting point.This being a part of S.W $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 11 Township 18 R! East.



To have and to hold To the said ~~W.H. Falkner~~ and wife Mary Ann Falkner and their heirs and assigns forever.

And we do do, for ourselves and for our heirs, executors and administrators, covenant with the said ~~W.H. Falkner and wife Mary Ann Falkner and 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 ~~W.H. Falkner and wife Mary Ann Falkner and their~~ heirs and assigns forever, against the lawful claims of all persons.

In witness whereof we have hereunto set our hand and seal, this day of Dec., 19 59.

WITNESSES:

E. B. Brasher Jr

C. C. Champion (Seal)  
Hattie Champion (Seal)  
(Seal)  
(Seal)

The State Of Alabama  
Shelby County

I, E. B. Brasher, Jr

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

Given under my hand this 31 day of Dec., A.D., 19 59.

E. B. Brasher Jr

The State Of Alabama  
Shelby County

I, E. B. Brasher, Jr.

a Notary Public in and for said County, in said State, hereby certify that on the 31 day of Dec., 19 59 came before me the within named Hattie Champion known to me (or made known to me) to be the wife of the within named C. C. Champion who, being examined separate and apart from the husband touching her signature to the within deed acknowledged that she signed the same of her own free will and accord, without fear, constraint or threats on the part of the husband.

In witness whereof I hereunto set my hand this 31 day of Dec, A.D., 19 59

E. B. Brasher Jr

Filed 2/1/60  
Sent to 50 70