

State of Alabama

SHELBY County

Know All Men By These Presents.

That in consideration of ~~Three Dollars and other considerations~~ **Three Dollars and other considerations—(3.00)—** DOLLARSto the undersigned grantor **s C. C. Champion and wife, Hattie Champion**in hand paid by **Carl Boyles and wife, Dorothy Boyles**the receipt whereof is acknowledged **we the said C. C. Champion and wife, Hattie Champion**do **grant, bargain, sell and convey unto the said Carl Boyles and wife, Dorothy Boyles**

as joint tenants, with right of survivorship, the following described real estate; situated in



Shelby County, Alabama, to-wit:

From the Southeast corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 11, Township 18 South, Range 1 East, run Northerly along the East boundary line of the said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 11, T. 18 S., R. 1 E. for 208.71 feet to the point of beginning of the land herein described and conveyed; Thence continue Northerly along the East boundary line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 11, T. 18 S., R. 1 E. for 595.64 feet, more or less, to a point on the South side of the Howard Settlement Public Road; Thence turn an angle of 129 Degrees, 38 Minutes to the left and run Southwesterly along the South side of said Public Road for 243.78 feet; Thence turn an angle of 05 Degrees, 42 Minutes to the right and continue Southwesterly along the South side of said Road for 148.81 feet; Thence turn an angle of 19 Degrees, 24 Minutes to the left and continue Southwesterly along the South side of said Road for 191.98 feet; Thence turn an angle of 03 Degrees, 42 Minutes to the right and continue Southwesterly along the South side of said Road for 250.46 feet; Thence turn an angle of 123 Degrees, 22 Minutes to the left and run Southeasterly for 171.77 feet; Thence turn an angle of 08 Degrees, 14 Minutes to the left and run Easterly for 417.42 feet, more or less, to the point of beginning.

This land being a part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 11, T. 18 S., R. 1 E., and being 4.537 acres, more or less.

The above described land includes One acre of land Deeded from the Grantors herein to the Grantees herein, recorded in Record of Deeds, Volume 156, Page 238, November 6th., 1952, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said **Carl Boyles and wife, Dorothy Boyles**

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And **we** do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that **we are** lawfully seized in fee simple of said premises; that they are free from all encumbrances;

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 grantees, their heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, **we** have hereunto set **our** hand and seal,this **15th** day of **May**, 1961.

WITNESSES:

Francis W. Warden
as to each signature

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

TO

Carl Boyles
Et
Sterrett, Ala.

JOINT GRANTEES WITH SURVIVORSHIP
WARRANTY DEED

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was
filed in this office for record on the
day of 19
at o'clock M, and was duly re-
corded in Volume of Deeds
at page , and examined.
Judge of Probate.

State of ALABAMA

SHELBY

COUNTY

1.42
550
2.50 Pd

I, Frances Warren, a Notary Public in and for said County, in said State,
hereby certify that C. C. Champion and wife, Hattie Champion
whose names 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 the conveyance, they executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of May

19 61

Frances Warren
As Notary Public

State of ALABAMA

SHELBY

COUNTY

I, Frances Warren, a Notary Public in and for said County, in said State,
do hereby certify that on the 15th day of May, 19 61, came before me
the within named Hattie Champion 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 conveyance, acknowledged that
she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of
the husband.

Given under my hand and official seal this the 15th day of May

1961

Frances Warren
As Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8/1/61
RECORDED & \$1.00 INTG. TAX
& \$0.25 TAX HAD BEEN
PD ON THE INSTRUMENT.

Conrad L. Fowler
JUDGE OF PROBATE