

State of Alabama

SHELBY

County

5768
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of LOVE & AFFECTION & the sum of One and no/100 DOLLARS

to the undersigned grantor s C. C. Champion and wife, Hattie L. Champion

in hand paid by Raymond Champion and wife, Lola Champion

the receipt whereof is acknowledged we the said C. C. Champion and Hattie L. Champion

do grant, bargain, sell and convey unto the said Raymond Champion and Lola Champion

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

Shelby

County, Alabama, to-wit:

A two acre parcel of land situated in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 11, Township 18, Range 1 East, more particularly described as follows: Beginning at the SE corner of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$ and run thence North along the East boundary of said Quarter Quarter Section 210 feet; thence run Westerly and parallel with the South boundary of said Quarter Quarter Section 420 feet; thence Southerly and parallel with the East boundary of said Quarter Quarter Section 210 feet to South boundary of said Quarter Quarter Section; thence Easterly along the South boundary of said Quarter Quarter Section 420 feet to the point of beginning.

TO HAVE AND TO HOLD Unto the said Raymond Champion and Lola Champion,

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 & seal,

this 10th day of September, 1961.

WITNESSES:

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

State of

SHELBY

ALABAMA

COUNTY

I, Walter H. Wallace, Jr.

a Notary Public in and for said County, in said State,

hereby certify that C. C. Champion and Hattie L. 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 16

day of September, 1961.

Notary Public.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 9-16-61
RECORDED & MITG. TAX
& \$5.00 TO TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad H. Fowler
JUDGE OF PROBATE