

STATE OF ALABAMA)
})
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIVE THOUSAND AND NO/100 DOLLARS (\$5,000.00) cash in hand paid to the undersigned Champion Development Company, a corporation, by Roy Lockhart and wife, Vivian Lockhart, the receipt whereof is acknowledged, the said Champion Development Company does by these presents, grant, bargain, sell and convey unto the said Roy Lockhart and wife, Vivian Lockhart, as joint tenants, with right of survivorship, the following described real estate, situated in Jefferson and Shelby Counties, Alabama, to-wit:

Lot 28, according to Survey of River Estates as recorded in Map Book 58, Page 55, Probate Office of Jefferson County, Alabama and Map Book 4, Page 27 in Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to easements and restrictions of record.

Subject to taxes for year 1962.

TO HAVE AND TO HOLD Unto the said Roy Lockhart and wife, Vivian Lockhart as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to the 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 said Champion Development Company does for itself, its successors and assigns, covenant with said Roy Lockhart and wife, Vivian Lockhart their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as above noted.

That it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Roy Lockhart and wife, Vivian Lockhart, their heirs, executors and assigns forever, against the lawful claim of all persons.

IN WITNESS WHEREOF, The said Champion Development Company has hereunto set its signature by J. B. Stone, its President, who is duly authorized, and has caused the same to be attested by its Secretary, on this 18th day of October, 1961.

CHAMPION DEVELOPMENT CO., A
Corporation

By J. B. Stone
President

ATTEST:

Jay L. Anderson
Secretary

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Margaret Sharp, a Notary Public in and for said County in said State, hereby certify that J. B. Stone whose name as President of the Champion Development Company, a corporation, 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 the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 18th day of October, 1961.

Margaret Sharp
Notary Public

My Commission Expires August 24, 1963

STATE OF ALABAMA BY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 11/6/61
RECORDED & \$ 1.00 MTG. TAX
& \$ 5.00 TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

BOOK 218 PAGE 314