

This instrument was prepared by

(Name) E. L. Swint, Attorney at Law
(Address) 129 Eighth St. N. E., Leeds, Alabama

5839
WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three hundred dollars and other good and valuable considerations

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Raymond Champion and wife Lola Champion

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

W. B. Falkner

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Start at the SE Corner of S $\frac{1}{2}$ of S $\frac{1}{2}$ of Section 11 Township 16, Range 1 East Shelby County, Alabama for a point of beginning; thence run westerly 210 feet to an "old fence"; thence 90° North 210 feet; thence 90° East 210 feet; thence 90° South 210 feet back to point of beginning. Containing one acre more or less.

BOOK 280 PAGE 455

19730524000029310 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/24/1973 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
Book 280, Page 455
1973 MAY 24 AM 10:56
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. Stuber
JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 hands(s) and seal(s), this 21st day of April, 19 73.

(Seal)
(Seal)
(Seal)

Raymond Champion (Seal)
Lola Champion (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, E. L. Swint, the undersigned, a Notary Public in and for said County, in said State, hereby certify that C. Raymond Champion and wife Lola 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 21st day of April, A. D., 19 73.

E. L. Swint

Notary Public.