

This instrument was prepared by

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(Address) Attorneys at Law
Columbiana, Alabama 35051

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

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollar and other good and valuable consideration

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

Ever Champion, a widow

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

Fred H. Champion, Jr.

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

From the SW corner of Section 22, Township 19 South, Range 1 East, run east along the south boundary of said section a distance of 969.78 feet to the point of beginning; thence left 85 deg. 29 min. a distance of 155.76 feet; thence right 87 deg. 58 min. a distance of 139.48 feet; thence right 89 deg. 59 min. a distance of 10.00 feet; thence right 90 deg. 01 min. a distance of 144.00 feet; thence right 87 deg. 32 min. a distance of 32.08 feet to the point of beginning, such described land lying entirely in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 22, Township 19 South, Range 1 East and containing 0.13 acres.

The Grantor herein reserves a life interest in the above described property.



19731013000057550 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/13/1973 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
1973 OCT 13 AM 9:34
U.C.C. FILE NUMBER OR
REC. NO. & PAGE AS SHOWN ABOVE
CONFIRMED
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, I have hereunto set my hands(s) and seal(s), this 13th day of October, 1973.

(Seal)

Ever Champion

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Dorothy Cannady, a Notary Public in and for said County, in said State, hereby certify that Ever Champion, a widow 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 the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of October, A. D., 1973.

Dorothy Cannady
Notary Public