

Lawyers Title Insurance Corporation

BIRMINGHAM, ALABAMA

3335

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollars and exchange of like properties

to the undersigned grantor, Victor Scott Construction Company, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Roger C. Champion and Donna S. Champion

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor, an undivided one-half interest in and to
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,
situated in Shelby County, Alabama, to-wit:

All that part of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 17, Township 22 South, Range 3 West that
lies west of McHenry Creek;
Also all that part of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 17, Township 22 South, Range 3 West,
that lies west of McHenry Creek; EXCEPT that tract sold to Murphy Lee Ballard described
in Deed Book 132, Page 202 in the Probate Office, as follows:
Beginning at the SW corner of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 17, Township 22 South, Range 3
West; thence North 133 feet to point of beginning; thence continue North 210 feet;
thence North 68 deg. east 105 feet; thence South 210 feet; thence South 68 deg. west
105 feet to point of beginning. Containing one-half acre, more or less.

19740128000004320 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/28/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 JAN 28 AM 8:07
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Consul M. J. Martin
JUDGE OF PROBATE

BOOK 285 PAGE 39

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

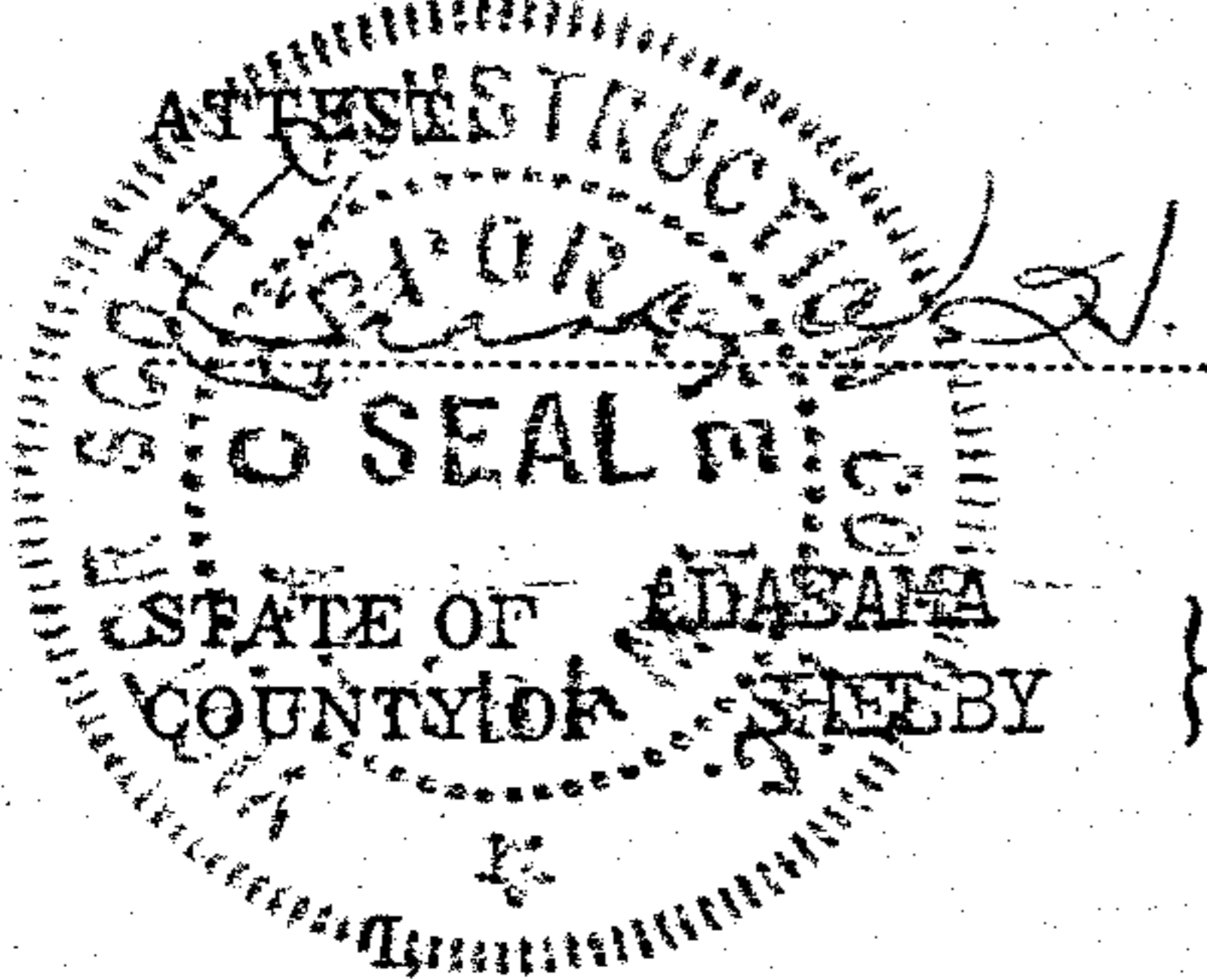
that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Victor Scott
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of January 1974.

VICTOR SCOTT CONSTRUCTION COMPANY, INC.

By Victor Scott President

Secretary



a Notary Public in and for said County in said

State, hereby certify that Victor Scott
whose name as President of Victor Scott Construction Company, Inc.
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 January

Judy Carol Martin
Notary Public

Judy Carol Martin, Notary Public

State of Alabama at Large

My commission expires November 1, 1977