

This instrument was prepared by

(Name) Eldred L. Swint, Attorney at Law

(Address) Leeds, Alabama 35094

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixteen Hundred Dollars (\$1,600.00)

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

Eugene J. Champion and wife, Betty Champion

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

Cecil Fowler & Wife Ann Fowler

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

Start at the Southwest corner of the Northeast Quarter of the Southwest Quarter of Section 24, Township 18, Range 1 East, Shelby County, Alabama and measure 300 feet North along the Mail Road for a point of beginning. Thence continue North along said Mail Road 576 feet to the intersection of said Mail Road with the State Highway 25, Thence 530 feet in a Southeastwardly direction along said Highway 25, Thence 259 feet in a westwardly direction BACK TO THE POINT OF BEGINNING.

One acre more or less.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 JAN - 6 PM 9:37
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

19750106000000690 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/06/1975 12:00:00AM FILED/CERT

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 16th day of November, 1974.

(Seal)
(Seal)
(Seal)

Eugene J. Champion (Seal)
Betty Champion (Seal)
(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Eugene J. Champion and wife, Betty 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 16th day of November, A. D., 1974.

Eldred L. Swint
Notary Public.