

This instrument prepared by
(Name) Harrison and Conwill
Attorneys at Law
(Address) Columbiana, Alabama 35051

Jefferson Land Title Services Co. Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

213
KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollar

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

Fred H. Champion, Jr. and wife, Loyce Champion

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

Ever I. Champion

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

Start at the Southeast corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 22, Township 19, Range 1 East, run West along the Southern boundary line of said $\frac{1}{4}$ section 208 feet for the point of beginning; thence run North along the Hixie Moore property line 144 feet; thence run West 104 feet; thence run South 144 feet to the Southern boundary line of said $\frac{1}{4}$ section; thence run East along the Southern boundary line of said $\frac{1}{4}$ section 104 feet to the point of beginning.

ALSO, from the Southwest 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.

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 8th day of November, 1975.

(SEAL)

Fred H. Champion, Jr.

(SEAL)

(SEAL)

Loyce Champion

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, Sarah Cannady, a Notary Public in and for said County, in said State, hereby certify that Fred H. Champion, Jr. and wife, Loyce Champion

whose name(s) 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 8th day of November

