

This instrument was prepared by

(Name) Frank K. Bynum, Attorney

(Address) 3410 Independence Drive, Birmingham, Alabama 35209

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE THOUSAND THREE HUNDRED FORTY AND NO/100-----(\$1,340.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Donn Carmen Woods and wife, Elizabeth M. Woods

(herein referred to as grantors) do grant, bargain, sell and convey unto

Jesse E. Champion and wife, Clara Champion

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

Part of the SE 1/4 of SW 1/4 of Section 23, Township 19, Range 1 East, more particularly described as follows: From the Southeast corner of the NE 1/4 of the SW 1/4 of Section 23, Township 19 South, Range 1 East, run south along the east line of the West 1/2 of said section 23 a distance of 44.91 feet; thence continue in a straight line a distance of 143.44 feet; thence right 87 degrees 04' a distance of 333.73 feet to a point on the east right-of-way line of a county road; thence left 101 degrees 56' a distance of 134.49 feet along the chord of a curve to the left on said right-of-way line; thence right 76 degrees 02' a distance of 314.18 feet to the point of beginning of the property herein described.

Subject to existing easements, restrictions, set-back lines, rights-of-way, limitations, if any, of record.

\$1,105.00 of the purchase price recited above was paid from purchase money mortgage loan closed simultaneously herewith.



19760902000084350 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/02/1976 12:00:00AM FILED/CERT

STATE OF ALABAMA SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 SEP - 2 AM 9:33
Deed July 50
Carmel M. Bynum
JUDGE OF PROBATE

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 contingent remainder and right of reversion.

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 hand(s) and seal(s), this 30th day of August, 1976.

WITNESS:

(Seal)
(Seal)
(Seal)

Donn Carmen Woods (Seal)
Donn Carmen Woods
Elizabeth M. Woods (Seal)
Elizabeth M. Woods

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donn Carmen Woods and wife, Elizabeth M. Woods 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 30th day of August, A. D., 1976.

Frank K. Bynum
Notary Public.