

10,500-

This instrument was prepared by

(Name) Thomas L. Longshore - Longshore & Longshore

(Address) P. O. Box 675, Columbiana, Alabama 35051

Form 1-1-37 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

4707

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten (\$10.00) Dollars 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,

Sanford E. Morgan and wife Ruth Morgan

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

Fred H. Champion, Jr. and wife Loyce Champion

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

Commence at the Northeast corner of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$ , Sec. 21, T-19-S, R-1-E, thence run North along the East line of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  a distance of 28.59 feet; thence turn an angle of 140.53 min. to the left and run a distance of 386.00 feet; thence turn an angle of 90° 00 min. to the right and run a distance of 30.00 feet to the Northwest right-of-way line of Shelby Hwy. No. 51 and the point of beginning; thence turn an angle of 90° 00 min. to the left and run along said R/W line a distance of 55.20 feet; thence turn an angle of 90° 00 min. to the right and run along said R/W line a distance of 10.00 feet; thence turn an angle of 90° 00 min. to the left and run along said R/W line a distance of 140.82 feet; thence turn an angle of 90° 00 min. to the right and run a distance of 110.00 feet; thence turn an angle of 38° 04 min. to the left and run a distance of 285.00 feet; thence turn an angle of 90° 00 min. to the right and run a distance of 224.56 feet; thence turn an angle of 90° 00 min. to the right and run a distance of 379.19 feet; thence turn an angle of 38° 04 min. to the right and run a distance of 184.86 feet to the Northwest right-of-way line of said Hwy; thence turn an angle of 90° 49 min. to the right and run along said R/W a distance of 38.83 feet to the point of beginning. Situated in the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$ , Sec. 21, T-19-S, R-1-E, Shelby County, Alabama, and containing 2.50 acres.

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Shelby Cnty Judge of Probate, AL  
11/28/1977 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 25th day of November, 19 77.

Sanford E. Morgan (Seal)  
Sanford E. Morgan  
Ruth Morgan (Seal)  
Ruth Morgan  
(Seal)

STATE OF ALABAMA SHELBY COUNTY  
NOTARY PUBLIC  
See Noty. 371-780  
Nov 28 3:57 PM '77  
Rec. 130  
Ind. 230  
JUDGE OF PROBATE

STATE OF ALABAMA SHELBY COUNTY

General Acknowledgment

I, Pamela E. Weinstein, a Notary Public in and for said County, in said State, hereby certify that Sanford E. Morgan and Ruth Morgan whose name s have 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 25th day of November, A. D., 19 77.

Thomas L. Longshore  
20 Box

Pamela E. Weinstein  
Notary Public  
My Commission Expires October 7, 1981