

This instrument was prepared by

(Name) 1726

(Address)



Jefferson Land Title Services Co., Inc.

316 21ST NORTH • P.O. BOX 10481 • PHONE 12051-328-2020

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-one thousand & no/100 Dollars

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

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

✓ Sanford E. and Ruth A. Morgan

(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, the 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 to an angle of 140.53 min. to the left and run a distance of 386.00 feet; thence turn an angle of 90 deg. 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 deg. 00 min. to the left and run along said R/W line a distance of 55.20 feet; thence to an angle of 90 deg. 00 min. to the right and run along said R/W line a distance of 10.00 feet; thence turn an angle of 90 deg. 00 min. to the left and run along said R/W line a distance of 140.82 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 110.00 feet; thence turn an angle of 38 deg. 04 min. to the left and run a distance of 285.00 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 224.56 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 379.19 feet; thence turn an angle of 38 deg. 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 deg. 49 min. to the right and run along said R/W a distance of 38.83 ft. 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 Co., AL, & containing 2.50 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 19 day of October, 1985.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

(SEAL)

Loyce Champion (SEAL)
Loyce Champion an unmarried lady

BOOK

1985 NOV 27 AM 8:59

(SEAL)

(SEAL)

Thomas J. Johnson, Jr.
JUDGE OF PROBATE

(SEAL)

Deed TAX 21.00
Rec 2.50
Trust 1.00
24.50

(SEAL)

STATE OF Kentucky
Butler COUNTY }

General Acknowledgment

a Notary Public in and for said County,

I, the undersigned
in said State, hereby certify that Loyce Champion an unmarried lady

whose name(s) 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of October

Rt 1 Box 124
Sterrett, AL 35147

Wilma J. Hayes
Notary Public
My commission
expires Oct 9 1989