

THIS INSTRUMENT PREPARED BY:
WEATHINGTON & MOORE, P.C.
819 Parkway Drive, S.E.
Leeds, Alabama 35094

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Send Tax Notice To:
✓ Velma E. Hall
61 Rich Drive
Chelsea, AL 35043

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

1,000.

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN AND 00/100 DOLLARS (\$10) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **MARY L. JONES CHAMPION, an unmarried woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **VELMA E. HALL, an unmarried woman** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the NE 2/4 of the SE 1/4 of Section 33, Township 19 South, Range 2 West, Shelby County, Alabama (and also a part of parcel 6 as shown on the survey of Joseph A. Miller, Jr., P.L.S. AL. REG #2875, said survey being dated June 1966) and more particularly described as follows:

Commence at the SW corner of said 1/4 1/4 Section; thence run East along the South line of said 1/4 1/4 Section for 392.03 feet; thence 90 degrees 00 minutes 00 seconds left and run North for 317.20 feet; thence 46 degrees 56 minutes 20 seconds left and run Northwesterly for 208.71 feet; thence 90 degrees 00 minutes 00 seconds right and run Northeasterly for 208.71 feet to the point of beginning; thence 18 degrees 34 minutes 30 seconds right and run Northeasterly for 59.24 feet to a point on the South right of way line of Rich Drive (a public road 60.0 feet in width); thence 132 degrees 44 feet 00 degrees left and run Northwesterly along said right of way line for 84.12 feet; thence 05 degrees 24 minutes 46 seconds left and run Northwesterly along said right of way line for 55.72 feet thence 15 degrees 18 minutes 00 seconds left and run Westerly along said right of way line for 70.26 feet; thence 02 degrees 05 minutes 15 seconds left and run Southwesterly along said right of way line for 165.40 feet; thence 109 degrees 10 minutes 25 seconds left and run Southeasterly for 223.40 feet; thence 104 degrees 37 minutes 20 minutes left and run Northeasterly for 208.67 feet; thence 18 degrees 01 minutes 00 seconds right and run Northeasterly for 68.21 feet to the point of beginning. Said parcel contains 39,920 square feet, more or less, or 0.92 acres, more or less.

This instrument was prepared without benefit of a Title Insurance Commitment or other title examination. The legal description was furnished by the grantee.

Inst # 1996-41144
12/16/1996-41144
09:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

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**JONES to HALL
WARRANTY DEED
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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 14th
day of December, 1996.

Mary L. Jones Champion
Mary L. Jones Champion

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that MARY L. JONES CHAMPION, an unmarried woman, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of December 1996.

MY COMMISSION EXPIRES JANUARY 3, 1998

Glenda B. Bradley
Notary Public

My Commission Expires:
MY COMMISSION EXPIRES JANUARY 3, 1998

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