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STATE OF ALABAMA)
SHELLY COUNTY)

FOR AND IN CONSIDERATION of the payment of Twenty five and no/100--(\$25.00) to SHELBY IRON COMPANY OF ALABAMA, hereinafter called the "GRANTOR" by J. E. Groce, of Shelby, Alabama, hereinafter called the "Grantee" the receipt of which payment is acknowledged, the Grantor does hereby grant, bargain, sell and convey to the Grantee, subject to any existing rights of way, the following described real estate, to-wit:

Begin at the Southwest Corner of Fractional ~ection 23, Township 22, Range 1 West, thence North 3 degrees 30 minutes West along Section line 210 feet, thence North 85 degrees 45 minutes East 210 feet, thence South 3 degrees 30 minutes East 210 feet to Section line, thence South 85 degrees 45 minutes West 210 feet to point of beginning, lying and being in the South West corner of Fractional Section 23, Township 22, Range 1 West, Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And the Grantor does for itself, its successors and assigns, covenant with the said J. E. Groce, his heirs, personal representatives and assigns, that, with exception of any existing rights of way over the said property it is lawfully seized in fee simple of the said premises; that they are free from any encumbrances, except 1959 taxes, and that, subject to the foregoing exceptions, it has a good right to sell and convey the same; that it will, and its successors and assigns shall warrant and defend the same unto the said J. E. Groce, his heirs, personal representatives and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF Shelby Iron Company of Alabama, by its officers thereunto duly authorized, has executed this conveyance this the 7th day of March, 1939.

SHELBY IRON COMPANY OF ALABAMA BY: H. L. Morrow President.

ATTEST:

Secretary

STATE OF ALABAMA

JEFFERSON COUNTY

I, Ruth LaBelle Coln a Notary Public in and for said County in said State, hereby certify that H. L. Morrow whose name as President of Shelby Iron Company of Alabama, a corporation 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, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 7th day of March, 1939.

Ruth LaBelle Coln.

Notary Public

Filed for record in this office the 11th day of January, 1941 at 11 AM and recorded in Deed Record #111 on page 47 and examined.

L. C. Walker, Judge of Probate, Shelby County, Alabama

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L. C. WALKER,