$5.50 Feceral Stamps Cancelled on this deed #479

ROBERTS & SON, BIRMINGHAM

Conc. 5000

Mary F. Tipton and husband

TO

Winford P. Garner and wife, Ella Mae Garner

THE STATE OF ALABAMA
SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of Eight Hundred Dollars and other good and valuable considerations DOLLARS

to the undersigned grantor Mary F. Tipton

in hand paid by Winford P. Garner and wife Ella Mae Garner

the receipt whereof is acknowledged we the said Mary F. Tipton and husband, John W. Tipton

do grant, bargain, sell and convey unto the said Winford P. Garner and wife, Ella Mae Garner

the following described real estate, to-wit: The part of the SE¼ of the SE¼ of Section 12, Township 19, Range 2 East lying South of the A. B. & C. Railroad more particularly described as follows: Begin at the SW Corner of the SE¼ of the SE¼ of Section 12, Township 19, Range 2 East and mn East to the Coosa River; thence run North to the present right-of-way of said A. B. & C. Railroad, thence West along said right-of-way to the point of beginning; the E½ of the NE¼ of Section 13, Township 19, Range 2 East. All that part of the NW¼ of Section 18, Township 19, Range 3 East lying South and West of Coosa River; the NW¼ of the SW¼ of Section 18, Township 19, Range 3 East, also 10 acres on North side of NE¼ of SE¼ Section 13, Township 19, Range 2 East, less present rights-of-way and easements to Alabama Power Company and present roads, all of above said lands being 236 acres, more or less; with all improvements thereon, including all timber, fences and buildings thereon.

situated in Shelby County, Alabama.

To Have and to Hold, To the said Winford P. Garner and wife, Ella Mae Garner, their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Winford P. Garner and wife Ella Mae Garner and their heirs and assigns, that we lawfully seized in fee simple of said premises; that they are free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators, shall warrant and defend the same to the said Winford P. Garner and wife Ella Mae Garner 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 Seventh day of October, 194 4

Witnesses:

Wm. J. Thornton — Mary F. Tipton (Seal.)

J. W. Tipton (Seal.)

(Seal.)

(Seal.)

THE STATE OF ALABAMA, ~~SHELBY~~ Jefferson COUNTY.

I, Wm. J. Thornton

a Notary Public in and for said County, in said State, hereby certify that Mary F. Tipton and husband, John W. Tipton

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 this conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand, and official seal this Seventh day of October, A. D. 194 4

Notarial Seal

Wm. J. Thornton, Notary Public

THE STATE OF ALABAMA, SHELBY COUNTY.

I,

a in and for said County, in said State, hereby certify that

, a subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and, being duly sworn, stated that

, the Grantor voluntarily executed the same in presence, and in the presence of the other subscribing witness, on the day the same bears date; that attested the same in the presence of the Grantor, and of the other witness, and that such other witness subscribed name as a witness in presence.

Given under my hand and seal, this day of, A. D. 194

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
$ 5.00 Privilege Tax
was paid on the within
instrument as required by
law.
L. C. WALKER,
JUDGE OF PROBATE

THE STATE OF ALABAMA, ~~SHELBY~~ Jefferson COUNTY.

I, Wm. J. Thornton

a Notary Public in and for said County, in said State, do hereby certify that on the Seventh day of October, 194 4, came before me the within named Mary F. Tipton

John W. Tipton known to me (or made known to me), to be the wife of the within named who, being examined separate and apart from the husband, touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, without fear, constraint or threats on the part of the husband.

In Witness Whereof, I hereunto set my hand and official Seal this Seventh day of October, A. D. 194 4

Notarial Seal

Wm. J. Thornton, Notary Public

THE STATE OF ALABAMA, SHELBY COUNTY.

I, L. C. WALKER, Judge of the Probate Court of said County, hereby certify that the foregoing conveyance was filed for registration in this office on the 9th day of December, 194 4 and was recorded in Volume 120, Record of Deeds, Page 181 on the 9th day of December, 194 4

Recording Fee, $ 1.25

L. C. Walker, Judge of Probate.