(\$1.65 Federal Stamps Cancelled on this Deed)
DEED

2306

Value \$1400.00

STATE OF ALABAMA, SHELBY COUNTY...

KNOW AIL MEN BY THESE PRESENTS, That in consideration of ONE DOLLAR and other valuable considerations to the undersigned grantor, Johanna E. Bruner, a widow, in hand paid by R.J. Bruner, the receipt whereof is hereby acknowledged, I, the said Johanna E. Bruner do grant, bargain, sell, and convey unto the said R.J. Bruner the following described real estate situate in the County of Shelby, in the State of Alabama, to wit:

Lots 2 and 3 in Block "A" according to the map of the town of Sterrett, Alabama, and situated in the Southwest Quarter of the Southwest Quarter of Section 19, Township 18, Range 2 East.

Also, Lot number 1 in Block "A", according to the map of the town of Sterrett, Alab ama, said lot fronting on the right of way of the Central of Georgia Railroad 52 1/2 feet and extending back in a uniform width a distance of 150 feet to a fifteen foot alley, and situated in the Southwest Quarter of the Southwest Quarter of Section 19, Township 18, Range 2 East.

Also, a parcel of land described as follows: Commencing at the Northeast corner of Lot 6 in Block "A" according to the map of the town of Sterrett, Alabama, and run thence in an Easterly, or Southeasterly direction a distance of 105 feet; run thence in a Northerly, or Northeasterly direction towards the Central of Georgia's Railroad Company's right of way a distance of 55 feet run thence in a Westerly, or Northwesterly direction and parallel with said Railroad right of way a distance of 105 feet; run thence in a Southerly direction a distance of 55 feet to the point of beginning, and being part of the Southwest Quarter of the Southwest Quarter of Section 19, Township 18, Range 2 East.

Also, one lot, or parcel of land described as follows: Beginning at the Southwest corner of Lot number 1 in Block "A", according to the map and survey of Sterrett, Alabama, and running thence in a Southeasterly direction a distance of 105 feet; run thence in a Westerly direction 108 feet to within 4 feet of the ditch on the E_{a} st side of the public road leading from Sterrett to Vincent, Alabama; run thence in a Northerly direction along the East side of said road and 4 feet from said ditch a distance of 325 feet to a point where said line intersects the West boundary line of Lot numbers 1, 2, 3, 4, and 5 all in Block "A", according to the map of Sterrett, Alabama; run thence in a Southeasterly direction and along said West boundary line of said lots numbers 1, 2, 3, 4, and 5 in said Block "A", a distance of 185 feet to the point of beginning, and being a part of the Southwest Quarter of the Southwest Quarter of Section 19, Township 18, Range 2 East. Also, a parcel of land situated in the Bouthwest Quarter of the Southwest Quarter of Section 19, Township 18, "ange 2 East, described as follows: Beginning at a point on the right of way of the Central of Georgia Railroad Company, on the South side thereof, marked by the extension of the Southeast line of Lot Number 1, in Block "A" according to the map of Sterrett, Alabama, and from said point of beginning, run thence in a Southwesterly direction and parallel with the City Limits of Sterrett a distance of 210 feet; run thence Southeast parallel with the Central of Georgia Railroad a distance of 105 feet; run thence in a Northeasterly direction and perpendicular to the right of way of the Central of Georgia Railroad, a distance of 210 feet, more or less, to the South right

of way line of said Railroad right of way; run thence in a Northwesterly direction along the Southwest

right of way line of said "ailroad, a distance of 105 feet to the point of beginning.

Also, Lots 4 and 5 on the North corner of Block "A" according to the plan and survey of the town of Sterrett, Alabama, on the line of the Centfal of Georgia Railway Company, and recorded in the office of the Judge of Probate of Shelby County, Alabama, said lots forming a rectangle fronting 105 feet on the Southwest side of the 100 foot reservation for said Railroad, and said lots

Also, the South Half of the Northeast Quarter, and the Northwest Quarter of the Northeast Quarter and the South Half of the Northwest Quarter, all in Section 36, Township 18, Range 1 East. Also,

the Northeast Quarter of the Southeast Quarter of Section 35, Township 18, Range 1 East, containing

240 acres more or less.

Also, lot 3 in Block "C" in the town of Sterrett, Alabama, and more particularly described as follows: Being situated on the South side of the Central of Georgia Railroad Company's right of way, and fronting on the Southwest side of the said Right of way 52 1/2 feet, and extending back on parallel lines a distance of 150 feet, and being bounded on the West side by lot formerly owned by Frank A. Bruner and being the same lot conveyed to Frank A. Bruner by W. P. Rudd and wife, M.M. Rudd on April 28, 1927, and as shown of record in Deed Book 75, on page 499, in the office of the Judge of Probate of Shelby County, Alabama.

All of the above described real estate situated in Shelby County, Alabama.

extending back of uniform width a distance of 150 feet to an alley.

TO HAVE AND TO HOLD to the said R.J. Bruner and his heirs and assigns forever.

And I do, for myself, and for my heirs, executors, and administrators covenant with the said R.J. Bruner and unto his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; that I have a good right to sell and convey the same, as aforesaid; that I will, and my heirs, executors, and administrators shall, warrant and defend the same to the said R.J. Bruner and to his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the day of August, 1945.

Mrs. Johanna Bruner

(SEAL)

STATE OF ALABAMA, §
SHELBY COUNTY... §

I, H.R. Justice, a Notary Public, in and for said County, in said State, hereby certify that Johanna E. Bruner, a widow, whose name 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 23 day of August, 1945.

NOTARIAL SEAL

H.R. Justice Notary Public, Shelby County, Alabama

Filed in the office of the Probate Judge the 28th day of August, 1945 at 8 o'clock AM. and recorded in the

Deed Redord 121 on page 451 on this the 28th day of August, 1945.

BHELBY COUNTY

hereby certify that

a. 50 Privilege Tax

has been paid on the withir

instrument as required as

leas.

L. C. WALKER,

L.C. Walker,

Judge of Probate