DEED

Consideration \$1650.00

THE STATE OF ALABAMA,)
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of Nine Hundred forty-eight and 75/100 dollars and other valuable considerations to the undersigned grantors Winford P. Garner and wife, Ella Mae Garner in hand paid by M. Burdette Bates the receipt whereof is acknowledged we the said Winford P. Garner and wife Ella Mae Garner do grant, bafgain, sell and convey unto the said M. Burdette Bates the following described real estate and personal property, to-wit:

That part of the SE¹₄ of SE¹₄ of Section 12, Township 19, Range 2 East lying south of the A.B. & C. R.R., more particularly described as follows: Begin at the SW corner of the SE¹₄ of the SE¹₄ of Section 12, Township 19, Range 2 East and run east to the Coosa River, thence run north to the present right of way of said A.B. & C. R. R., thence west along said right of way to the point of beginning; the E¹₂ of the NE¹₄ of Section 13, Township 19 Range 2 East. All that part of the NW¹₄ of Section 18, Township 19, Range 3 East lying south and west of Coosa River; the NW¹₄ of the SW¹₄ of Section 18, Township 19, Range 3 East; also 10 acres on north side of NE¹₄ of SE¹₄ of 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 thereoh.

Grantee assumes a first mortgage to Mary F. Tipton, said mortgage being recorded in map book 193 at page 504 in the Office of the Probate Judge of Shelby County, Alabama, said mortgage including interest, amounts to \$4,401.25 as of October 1st, 1945.

Situated in Shelby County, Alabama

TO HAVE AND TO HOLD, TO THE SAID M. Burdette Bates, his Heirs and Assigns forever.

And we do, for ourselves, our heirs, executors and administrators, covenant with the said M. Burdette Bates, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as specifically set out herein and 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 M. Burdette Bates, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 20th day of September, 1945.

WITNESSES:
Wm. J. Thornton

Winford P. Garner

(SEAL)

Ella Mae Garner

(SEAL)

THESTATE OF ALABAMA,
JEFFERSON COUNTY

I, Wm. J. Thornton, a Notary Public in and for said county, in said State, hereby certify that Winford P. Garner and wife, Ella Mae Garner whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day that, being informed of the contents of the conveyance, they executed the same welcontarily on the day the same bears date.

Given under my hand and official seal, this 20th day of September, 1945.

wm. J. Thornton

NOTARIAL SEAL

Not ary Public

THE STATE OF ALABAMA, JERFERSON COUNTY

I, Wm. J. Thornton, a Notary Public in and for said county, in said State, hereby certify that on the 20th day of September, 1945, came before me the within named Ella Mae Garner, known to me to be the wife of the within named Winford P. Garner, 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, and without fear. constraints, or threats on the part of the husband.

Given under my hand and official seal, this 20th day of September, 1945.

Sea/

Wm. J. Thornton

Notary Public

Filed in the office of the Probate Judge the 25th day of September, 1945 at 11 o'clock A.M. and recorded in the Deed Record 121 on page 561 on this the 9th day of October, 1945.

STATE OF ALABAMA SHELBY COUNTY

hereby certify that

has been paid on the within

has been paid on the within

L. C. WALKEN,

L.C. Walker,

Judge of Probate