STATE OF ALABAMA

Value \$9500.00

SHELBY COUNTY

587

know ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Nine Thousand and no/100 (\$9,000.00) Dollars, cash, to us in hand paid by the Sumter Farm and Stock Company, Inc., a corporation, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, we, the undersigned, Henry Johnson and Helen Johnson, his wife, have granted, bargained, sold and conveyed, and by these presents, do grant, bargin, sell and convey unto the said Sumter Farm and Stock Company, Inc., its successors and assigns, the following described real estate, situated, lying and being in the town of Columbiana, in Shelby County, in the State of Alabama, to-wit:

Beginning at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section Twenty-five, in Township Twentyone, South of Hange One West, thence run South along the Western boundary of said Section Twenty-five a distance of 264 feet to the North line of East College Street, said point being the front corner between the property of Frank Norris and the property of Willie S. Lokey, thence run South sixty-one degrees, thirty minutes Nest 269.0 feet to a point, thence run South eighty-six degrees, thirty minutes West 224.15 feet to a point on the West line of Main Street and 3.0 feet South of the North line of West College Street, thence run North along the West line of Main Street a distance of 29.75 feet, more or less, to the center of a wall between the building now occupied by Farr Brothers and the building now occupied by the Grantee herein, for the point of beginning; thence run West along the Center line of said wall and the Extension of said center line if necessary 93 feet to a point, thence run North and Parallel with the West line of Main Street 28.75 feet to a point, thence run East 93 feet along the center line of the North wall of the building now occupied by the Grantee herein and the extension of said center line if necessary, to the West line of Main Street 23.75 feet, more or less, to the

point of beginning; being a lot fronting 28.75 feet on the West side of Main Street and running back of even width 93 feet; together with a perpetual right-of-way and easement for use as a foot passage, the passage of vehicles of all kinds and description and for all other reasonable and usual purposes over an alley, which said alley is hereby dedicated to the public, and described as follows, to-wit: Begin at a point on the North Line of West College Street, which is the South boundary line of the property conveyed by Eva M. "atson and

Ira A. "atson, her husband, to Henry Johnson by deed dated 16 September, 1946, and recorded in the Probate Office of Shelby County, Alabama, in Deed Book 125, at page 329, 93 feet West of the West line of Main Street, and run thence in a Northerly direction parallel with the West line of Main Street 82 feet across said property so conveyed to Henry Johnson, to the Northern boundary line thereof, thence run Westerly along said Northern boundary line 8 feet to a point, thence run Southerly 82 feet parallel with the West line of Main Street to the North line of West College Street and the Southern margin of said property so conveyed to Henry Johnson, thence run Easterly 8 feet to the point of beginning.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD Unto the said Sumter Farm and Stock Company, Inc., its successors and assigns, in fee simple forever.

And we do expressly covenant and agree to and with the said Sumter Farm and Stock Company, Inc., its successors and assigns, that we are lawfully seized in fee simple of the real estate hereinabove described. and conveyed; that we have a good and perfect right to sell and convey the same in fee simple as aforesaid; that the same is free and clear of any and all lien for the collection of the taxes thereon for the current tax year; and that we do and will, and our heirs, administrators and executors shall forever warrant and defend the title to the same and the quiet and peaceable possession thereof unto the said Sumter farm and Stock Company, Inc., its successors and assigns, against the lawful claim, or claims, of any and all persons whomsoever, except as against the lien for the collection of the taxes thereon for the current tax year.

It is distinctly understood and agreed by and between the parties hereto that taxes on the above described real estate, for the current tax year, are to be pro rated between the grantors and the grantee as of the date of the delivery of this deed.

Witness our hands and seals this the 19 day of November, 1946.

Henry Johnson (SEAL)

Helen Nabors Johnson (SEAL)

STATE OF ALABAMA

SHELBY COUNTY

I, Mrs. I. P. Goss, a Notary Public in and for said County, in said State, hereby certify that Henry Johnson and Helen Johnson, his wife, whose names 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, they executed the same voluntarily on the day the same bears date. And I do further certify that on the 19 day of November, 1946, came before me the within named Helen Johnson, who being examined separate and apart from the husband, touching her signature to the within deed, 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.

In Witness Whereof, I hereunto set my hand this the 19 day of November, 1946.

Mrs. I. P. Goss

Notary Public/and for Shelby County, Alabama.

NOTARIAL SEAL

Filed in office of Judge of Probate for registration on the 21st day of Nov. ,1946 at 2 o'clock P.M. and was recorded in Vol. 127 Record of Deeds, page 13, on this the 22nd day of November, 1946.

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Judge of Probate 1.50 Fillians To. nao been paid on the withir

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L. C. Malker