

2531

H.55 Fed. Stamps

BOOK 152 PAGE 289

STATE OF ALABAMA,

SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five Hundred and no/100 (\$500.00) DOLLARS to the undersigned grantor, Cecil Gardner, an unmarried man, in hand paid by C. E. (Efford) Gardner, the receipt whereof is acknowledged, I the said Cecil Gardner, do grant, bargain, sell and convey unto the said C. E. (Efford) Gardner, a one-half undivided interest in and to the following described real estate situated in Shelby County, Alabama, viz:

TRACT NO. 1

Begin at the NW corner of the SW 1/4 of NW 1/4 of Section 27, Township 19, Range 1 East, Shelby County, Alabama, and from said point of beginning run south 1 deg. 30 min. East along the Western boundary line of said forty, 108 feet to the center of a ditch, being the point of beginning of the land herein conveyed; thence along the center of said ditch East 11 deg. south 594 feet; thence north 40 deg. east 256 feet to a rock corner on the north line of said forty; thence east along a wire fence to Muddy Prong Creek 2145 feet, more or less; thence in a southerly direction along and with the meanderings of said Muddy Prong Creek to the intersection of said Muddy Prong Creek with the southern boundary line of the SW 1/4 of the NE 1/4 of said Section 27; thence west along the south boundary line of said SW 1/4 of NE 1/4 and the extension thereof to the SW corner of the SW 1/4 of NW 1/4 of said Section 27; thence north along the western boundary of said SW 1/4 of NW 1/4 to the point of beginning. The land herein conveyed is situated partly in the SW 1/4 of NW 1/4; SE 1/4 of NW 1/4; and SW 1/4 of NE 1/4 of said Section 27. There is excepted from this conveyance 2 1/2 acres, more or less, in the SW corner of the SW 1/4 of NW 1/4 of said Section 27, which comprise a school lot deeded by G. E. Schmidthe and wife, Daisy, to the State of Alabama and recorded in the Probate Office of Shelby County, Alabama, in Deed Book 67, page 24 and also a 1/2 acre lot deeded by C. L. Moore to H. E. Archer, lying immediately east of said school lot.

TRACT NO. 2

Commence at a point on the Section line between Sections 27 and 28, Township 19, Range 1 East, 453 feet south of the NW corner of the SW 1/4 of the NW 1/4 of said Section 27; thence West 1 deg. 30 min. South 160 feet to the Westover and Sterrett road, thence north 3 deg. 30 min. East along the Eastern side of said road 424 feet; thence east 1 deg. 30 min. north 78 feet; thence south 55 deg. east 155 feet to the Section line between Sections 27 and 28; thence south along said Section line to the point of beginning, containing one acre, more or less, and being in the NE corner of the SE 1/4 of NE 1/4 of Section 28, Township 19, Range 1 East.

The lands herein conveyed comprise 101 acres, more or less.

TO HAVE AND TO HOLD, To the said C. E. (Efford) Gardner, his heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with the said C. E. (Efford) Gardner, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all incumbrances; 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 C. E. (Efford) Gardner, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this this 29th day of March, 1952.

Cecil Gardner (SEAL)
Cecil Gardner

STATE OF ALABAMA,
SHELBY COUNTY.

I, Handy Ellis, a Notary Public in and for said County, in said State, hereby certify that Cecil Gardner, an unmarried man, whose names 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, he executed the same voluntarily on the day the same bears date.

Given under my hand this 29th day of March, 1952.

Handy Ellis
Notary Public State at Large for Alabama.

Filed in the office of the Probate Judge on the 31 day of Mar 19 52 at 8 o'clock P M
and recorded in Deed Book 152 Page 289 this 2 day of Mar 19 52
Deed Tax 50 Mortgage Tax has been paid.
L.C. Walker, Judge of Probate