

4471

\$ 2.75 Federal Stamp

WARRANTY DEED—TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALABAMA

State of Alabama }
Shelby County }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two thousand Five hundred and no/100 _____ DOLLARS

to the undersigned grantor Roy H. Gardner and wife Merrill Gardner,
in hand paid by B. George

the receipt whereof is acknowledged we the said Roy H. Gardner and Merrill Gardner

do grant, bargain, sell and convey unto the said B. George

the following described real estate, situated in Shelby County, Alabama

~~County, Alabama~~ to-wit: The NE¹/₄ of NW¹/₄ and all that part of the SE¹/₄ of NW¹/₄ lying north of what is known as the Florida Short Route Highway in Shelby County, Alabama, except 7 ¹/₂ acres here-
fore deeded to W. R. Wallace and Ida Wallace described as follows: A portion of the NE¹/₄
of NW¹/₄ and of the SE¹/₄ of NW¹/₄, Section 24, Township 19, Range 1 East, Shelby County, Alabama,
described as follows: Commence at the intersection of the west line of said forties with
the north line of the right of way of what is known as the Florida Short Route, a public
highway in Shelby County, Alabama, and from said point of beginning run north along the west
line of said forties 1575 feet, thence east and perpendicular to the west line of said NE¹/₄ of
NW¹/₄ 210 feet, thence south and parallel with the west line of said forties 1575 feet to the
north line of the right of way of said Florida Short Route, thence west along the north line
of said right-of-way line 210 feet, to the point of beginning.

Said land is situated in Section 24, Township 19, Range 1 East, Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said B. George, his
heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant
with the said B. George

heirs and assigns, that we are 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 B. George

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 21st day of July, 1952

WITNESSES:

Roy H. Gardner (Seal.)
Merrill Gardner (Seal.)
(Seal.)

State of Alabama }
Shelby COUNTY }

I, Handy Ellis, a Notary Public in and for said County, in said State,

hereby certify that Roy H. Gardner and wife Merrill Gardner
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.

Given under my hand and official seal this 21st day of July, 1952.

Handy Ellis
Notary Public State at large for Alabama