

WARRANTY DEED

The State Of Alabama

Shelby County

BOOK 157 PAGE 167

Know All Men by These Presents, That in consideration of \$1000 ^{no}/₁₀₀One Thousand & ^{no}/₁₀₀ DOLLARS

to the undersigned grantor J. C. Gardner and Mrs. Clara Gardner

in hand paid by George W. Collins & wife Mattie Collins

the receipt whereof is acknowledged me the said J. C. Gardner and wife Clara Gardner

do grant, bargain, sell and convey unto the said George W. Collins & wife Mattie Collins

the following described real estate situated in Shelby County, Ala., to-wit: A parcel

of land situated partly in SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Sec. 22 and NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Sec. 27, both in T. 19, Range 1 East described as follows: From a point on the west line of SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Sec. 22, which point is $212\frac{1}{2}$ feet south of the Northwest Corner of such 40, run East parallel with the North line of such 40 260 feet for a point of beginning, run thence South parallel with the west line of such 40 500 feet; thence East at a rightangle 300 feet; thence South parallel with the west line of such 40 to the right of way of Florida Short Route Highway; thence Easterly along such right of way to a point which is 500 feet west of the East line of the 40; thence North to a point $212\frac{1}{2}$ feet South of the North line of such 40; thence West 560 feet to the point of beginning, containing 10 acres more or less and situated in Shelby County, Alabama

To Have and to Hold, To the said George W. Collins + wifeMattie Collins

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said George W. Collins + wife Mattie Collins heirs and assigns, that we lawfully seized in fee simple of said premises; that they are free from all incumbrances; 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 George W. Collins + wife Mattie Collins

heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand & seal, this4th day of August, 1952.

WITNESSES:

J. C. Gardner (Seal.)
Clara Gardner (Seal.)
 _____ (Seal.)
 _____ (Seal.)

The State Of Alabama

Shelby CountyI, J. W. Moore

a Justice of Peace in and for said County, in said State, hereby certify that J. C. Gardner + wife Clara Gardner whose name 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 this conveyance, has executed the same voluntarily on the day the same bears date.

Given under my hand this 4th day of August, A. D. 1952

J. W. Moore
Justice of Peace

The State Of Alabama

Shelby CountyI, J. W. Moore

a Justice of Peace in and for said County, in said State, hereby certify that on the 4th day of August, 1952 came before me the within named Clara Gardner known to me (or made known to me) to be the wife of the within named J. C. Gardner who, being examined separate and apart from the husband touching her signature to the within has acknowledged that she signed the same of her own free will and accord, without fear, constraint or threats on the part of the husband.

In Witness Whereof, I hereunto set my hand this 4th day ofAugust, A. D. 1952.

J. W. Moore
Justice of Peace