

3958 1220

WARRANTY DEED

BOOK 107 PAGE 400

The State Of Alabama }  
SHELBY County }

Know all men by these presents, That in consideration of  
TEN (\$10.00) DOLLARS  
and other good and valuable considerations,  
to the undersigned grantors, H. Estelle Hand, joined by her husband, L. D. Hand,  
in hand paid by F. J. Garrett

the receipt whereof is acknowledged we the said  
H. Estelle Hand and husband, L. D. Hand, do grant, bargain, sell and convey unto the said  
F. J. Garrett

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

A certain parcel or tract of land described as follows:

"Commencing at the southeast corner of the northeast quarter of the northeast  
quarter of section 34, township 21 south, range 1 west, and run north, along  
the eastern boundary of said section, to its intersection with the southern  
boundary of the right-of-way of Highway number 25, known as the Columbiana  
Calera highway; run thence in a westerly direction, along said boundary  
of said highway, 1000 feet to the point of beginning of the lot herein  
conveyed; turn thence, and angle of 90 degrees to the left, and run 210  
feet; run thence in a westerly direction, and parallel with said highway,  
210 feet; thence, run in a northerly direction, and parallel with the east  
side of said lot, 210 feet, more or less, to the southern boundary of said  
highway; run, thence, in an easterly direction, along said southern  
boundary of said highway, 210 feet, to the point of beginning of the  
lot herein conveyed, containing one acre, more or less, and situated  
in the northeast quarter of the northeast quarter of section 34, township  
21 south, range 1 west, in Shelby County, Alabama, including all improvements  
on said described property with four (4) room dwelling.





To Have and to Hold, To the said F. J. Garrett, his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said F. J. Garrett, his heirs and assigns, that we are 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 F. J. Garrett, his

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 7th day of August, 1954.

WITNESSES: Frank Seal H. Estelle Hand (Seal) L. D. Hand (Seal)

The State Of Alabama } I, CECIL DUKE } SHELBY County } a JUSTICE OF THE PEACE in and for said County, in said State, hereby certify that H. Estelle Hand and husband, L. D. Hand, whose name s. 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, they executed the same voluntarily on the day the same bears date. Given under my hand this 7th day of August, A.D., 1954. Cecil Duke JUSTICE OF THE PEACE.

Filed in the office of the Probate Judge on the 14 day of Aug 1954 at 8 o'clock M. and recorded in Book 167 Page 460 this 18 day of Aug 1954. Deed Tax 1.50 Mortgage Tax has been paid. J.C. Walker, Judge of Probate

a in and for said County, in said State, hereby certify that subscribing witness to the foregoing conveyance, known

to me, appeared before me this day, and being sworn, stated that