

Mrs Brown Jr

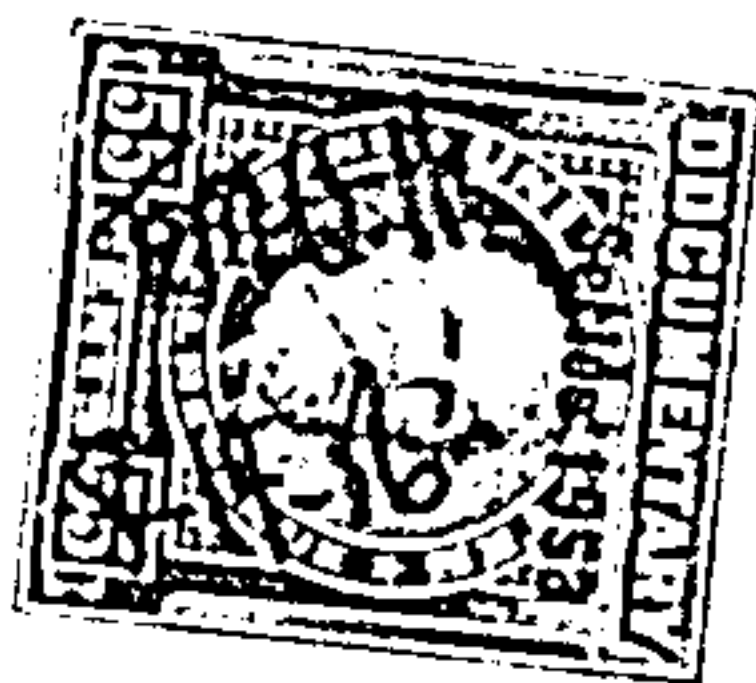
QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That whereas the within named ANNIE JO BROWN, TESSIE MAE BROWN HIGGINS and JADIE A. BROWN, JR. are the widow and the children and heirs at law respectively of J. A. Brown, deceased, who died owning real property in Shelby County, Alabama in which they have acquired, by dower or descent and distribution, individual interests therein, and they have agreed upon a division in kind of such lands without formal proceedings to fix the respective shares of the parties hereto and to effect the partition of such lands

NOW THEREFORE in consideration of One and no/100 (\$1.00) Dollar to the undersigned Tessie Mae Brown Higgins and Jadie A. Brown, Jr. in hand paid by Annie Jo Brown the receipt whereof is hereby acknowledged and of the simultaneous execution and delivery of the separate instruments of conveyance in favor of the grantors herein, all together effecting the division of said lands agreed upon by the aforesaid persons, we the said Tessie Mae Brown Higgins and husband, James B. Higgins, Jadie A. Brown, Jr. and wife Mary Lee Garrett Brown do remise, release, quit claim and convey unto the said Annie Jo Brown all of our right, title, interest and claim in or to the following described real estate, situated in Montevallo in Shelby County, Alabama, to-wit:

Parcel One - Begin at the intersection of the East line of Shelby Street with the south line of Columbiana-Centerville Road (said point being located as follows: Start at a point in the center line of the Southern Railroad Company's track which is 965.4 feet northeastwardly from the point where the said track crosses the line between Sections 3 and 4 of Township 24 North, Range 12 East in Shelby County, Alabama, and run thence 68 feet northwestwardly at a right angle with the said tracks to a point on the easterly margin of Shelby Street; thence turn an



angle to the right of $44^{\circ} 46'$ and run northwardly 260.8 feet along the easterly margin of said Shelby Street and across the Columbiana-Centerville Road to a point at the northeast corner of the intersection of the said Shelby Street and the said Columbiana-Centerville Road and the point of beginning) and run thence in a northerly direction along the easterly line of said Shelby Street a distance of, to-wit, 480.6 feet to the center of Shoal Creek; thence turn an angle to the right and run southeastwardly along the meanderings of said creek a distance of, to-wit, 516.3 feet; thence turn to the right and run a distance of 121.4 feet more or less to a corner stake located on the northern line of Columbiana-Centerville Road; thence turn an angle to the right of $85^{\circ} 30'$ and run along the northerly side of Columbiana-Centerville Road 348.9 feet; thence turn an angle to the left of $3^{\circ} 50'$ and continue along the northerly side of said road a distance of 290.9 feet to the point of beginning, said tract being further identified as being presently devoted to use as the plant site of the Brown Wood Works Planer and Sawmill.

Parcel Two - Begin at the intersection of Depot and Dauphin Streets and run northwardly along the easterly line of Dauphin Street for a distance of 209 feet; thence turn an angle to the right and run in an easterly direction parallel with Commerce Street for a distance of 112 feet; thence turn an angle to the left and run in a northwardly direction parallel with Dauphin Street for a distance of 53 feet; thence turn an angle to the right and run in an eastwardly direction parallel with Commerce Street for a distance of 60 feet; thence turn an angle to the right and run in a southwardly direction for a distance of 204 feet; thence turn an angle to the right in a westwardly direction parallel with Depot Street for a distance of 112 feet; thence turn an angle to the left and run in a southwardly direction parallel with Dauphin Street for a distance of 50 feet; thence turn an angle to the right and run in a westwardly direction for a distance of 60 feet along the northerly margin of Depot Street to the point of beginning, including any interest acquired by said J. A. Brown, deceased, under deed executed on August 22, 1938 by W. L. Brown, C. E. Houlditch, L. N. Brown, Ed M. Brown and their respective spouses.

TO HAVE AND TO HOLD unto the said Annie Jo Brown, her heirs and assigns forever.

Given under our hands and seals this 18th day of June, 1956.

Witnesses:

Edythe Hartley

Tessie Mae Brown Higgins
Tessie Mae Brown Higgins

James B. Higgins
James B. Higgins

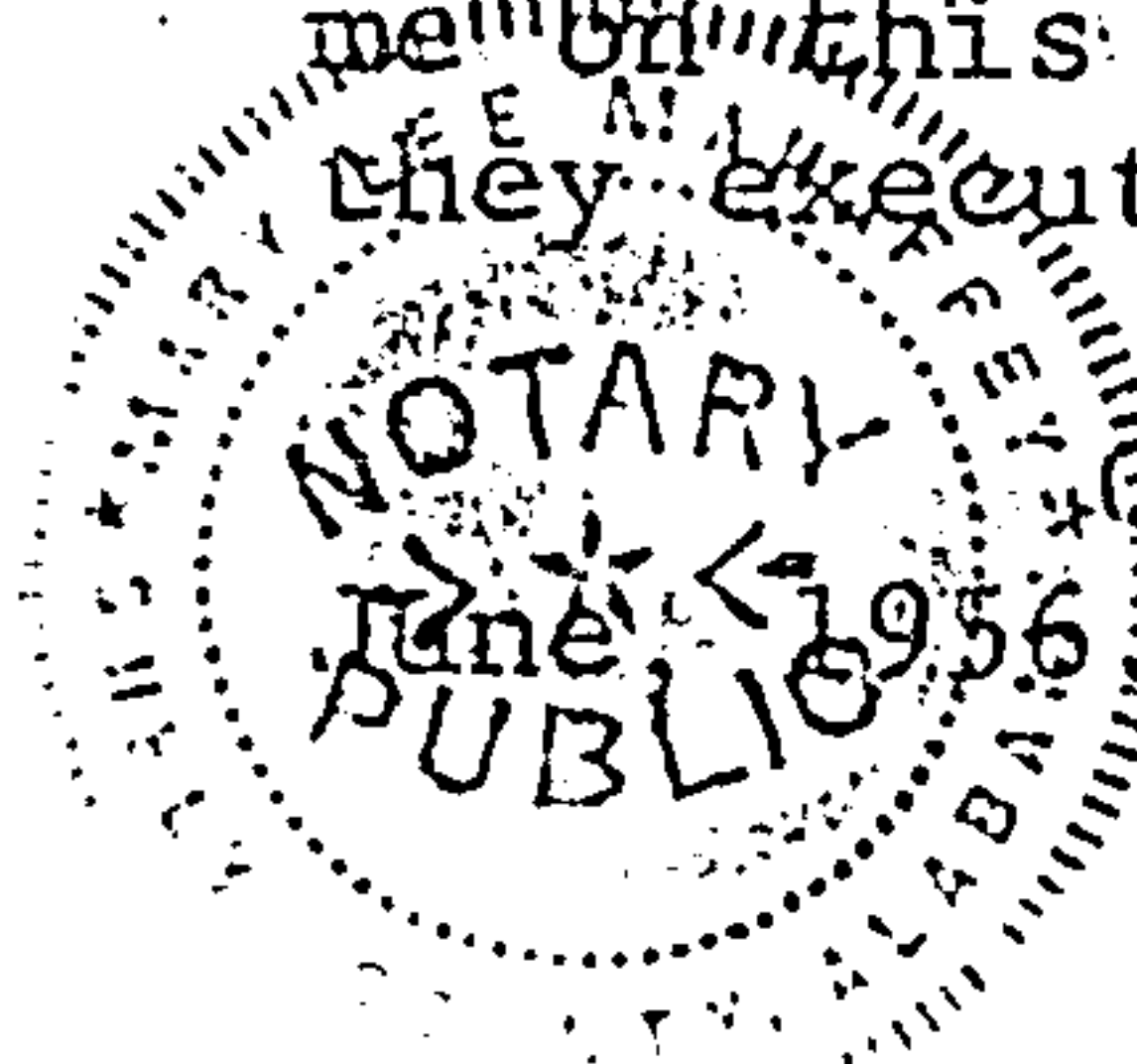
J. A. Brown Jr.
Jadie A. Brown, Jr.

Mary Lee Garrett Brown
Mary Lee Garrett Brown

STATE OF ALABAMA)

SHELBY COUNTY)

I, Mary Lee Mahaffey, a Notary Public in and for said County, in said State, hereby certify that Tessie Mae Brown Higgins and husband, James B. Higgins 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 18th day of

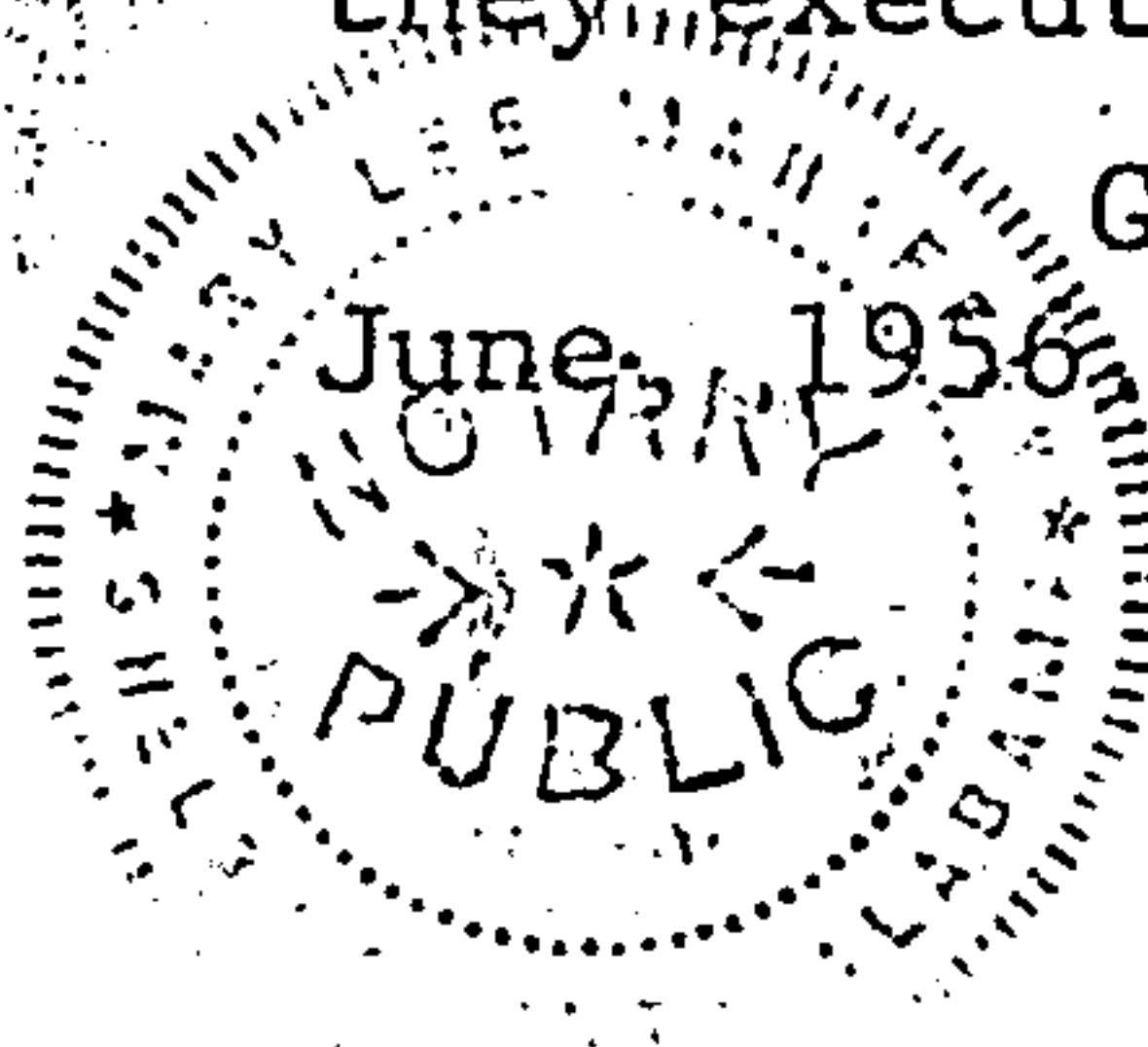
Mary Lee Mahaffey
Notary Public

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STATE OF ALABAMA)

SHELBY COUNTY)

I, Mary Lee Mahaffey, a Notary Public in and for said County, in said State, hereby certify that Jadie A. Brown, Jr. and wife, Mary Lee Garrett Brown, 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 18th day of

Mary Lee Mahaffey
Notary Public

STATE OF ALABAMA, SHELBY COUNTY

I, L. C. Walker, Judge of Probate, hereby certify that the within Deed was filed for record the 18 day of Aug 1956, at 2 o'clock P.M. and recorded in Book 181 Page 395 and the Mortgage Tax of Doed Tax of 50 has been paid.

L. C. Walker Judge of Probate