

4074

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 Annie Jo Brown and Tessie Mae Brown Higgins in hand paid by Jadie A. Brown, Jr. 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 Annie Jo Brown, a widow, and Tessie Mae Brown Higgins and husband, James B. Higgins do remise, release, quit claim and convey unto the said Jadie A. Brown, Jr. 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:

Begin at a point in the center line of the Southern Railroad Company's track 965.4 feet northeastwardly from the point where said track crosses the line between Sections 3 and 4 of Township 24 North, Range 2 East in Shelby County, Alabama, and go thence northwestwardly at a right angle with the said railroad track 68 feet to an iron pin located on the easterly side of Shelby Street, thence turn an angle to the right of $44^{\circ} 46'$ and run 224.4 feet along the easterly line of said Shelby Street to a point at the southeast corner of the



intersection of the Columbiana-Centerville Road with Shelby Street and the point of beginning; from the point of beginning run northwestwardly along the southerly side of the Columbiana-Centerville Road a distance of 198.5 feet; thence turn an angle to the right of $87^{\circ} 27'$ and run 247 feet more or less to the center line of the Southern Railroad tracks, thence turn angle to the right of $92^{\circ} 20'$ and run southwestwardly along said railroad tracks a distance of 334.8 feet more or less to the point originally found to be 965.4 feet northeastwardly from the point where the said tracks cross the line between Sections 3 and 4; thence turn an angle to the right of $90^{\circ} 02'$ and run 68 feet more or less to the point heretofore found on the easterly side of Shelby Street; thence turn an angle to the right of $44^{\circ} 46'$ and run 224.4 feet along the easterly margin of Shelby Street to the point of beginning, said property being at the northeast corner of the intersection of Shelby Street and the Southern Railroad right-of-way and having been heretofore and being presently used as the site of the plant of Brown Moulding Company.

TO HAVE AND TO HOLD unto the said Jadie A. Brown, Jr.,
his heirs and assigns forever.

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

Witnesses:

Edythe Hartley

Annie Jo Brown
Annie Jo Brown

Tessie Mae Brown Higgins
Tessie Mae Brown Higgins

James B. Higgins
James B. Higgins

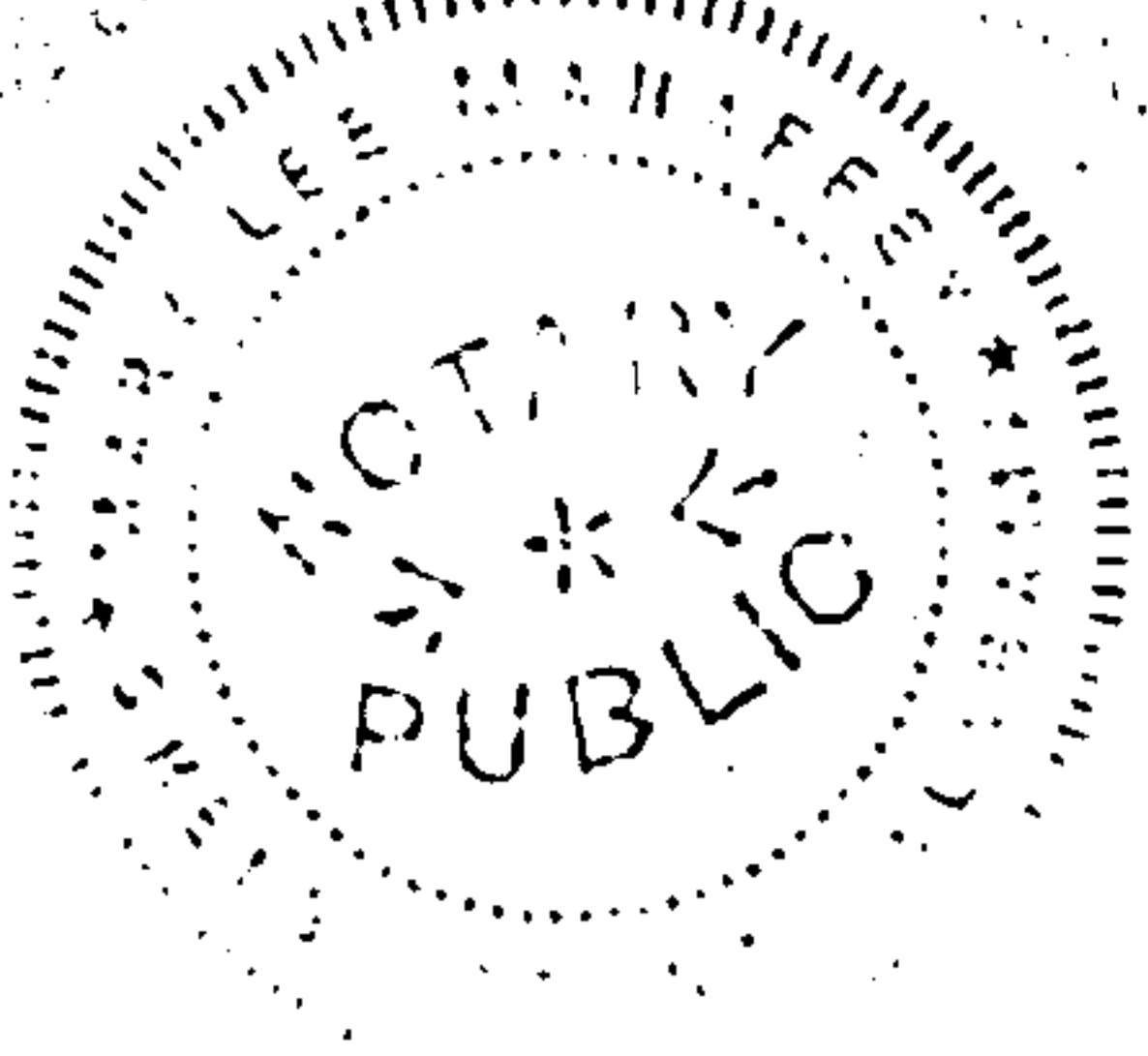
STATE OF ALABAMA)

SHELBY COUNTY)

I, Mary Lee Mahaffey, a Notary Public in and for said County, in said State, hereby certify that Annie Jo Brown, a widow, whose name 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 the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of

June, 1956.



Mary Lee Mahaffey
Notary Public

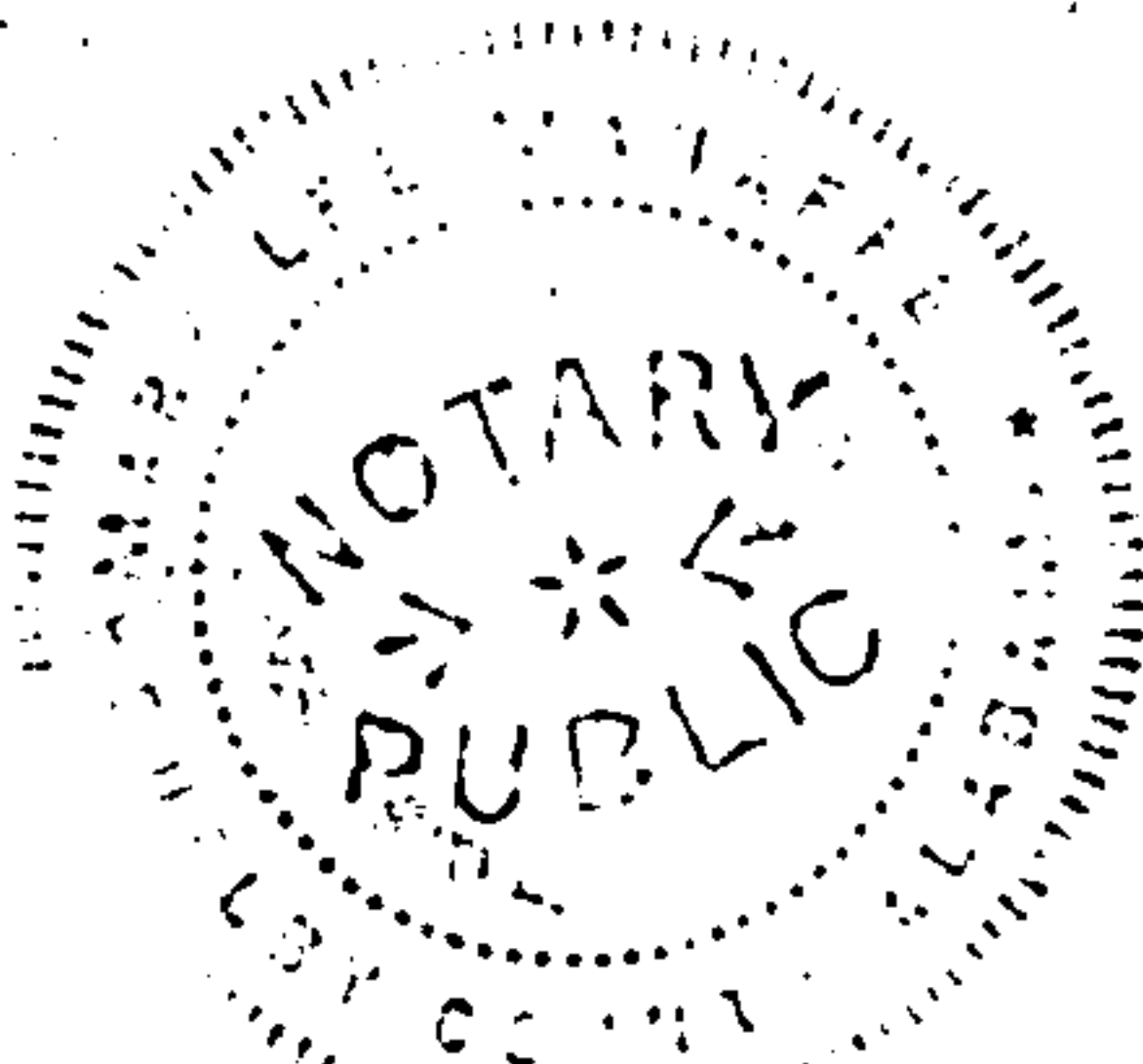
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STATE OF ALABAMA)

SHELBY COUNTY)

I, Mary Lee Mahaffey, a Notary Public in and for said County, in said State, hereby certify that 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
June, 1956.



Mary Lee Mahaffey
Notary Public

STATE OF ALABAMA, SHELBY COUNTY
I, L.O. Walker, Judge of Probate, hereby certify that the within deed
was filed for record the 18th day of Aug, 1956, at 3 o'clock P.M.
and recorded in 181 Page 404, and the Mortgage Tax of 63
Deed Tax of 30 has been paid. L.O. Walker Judge of Probate