

— 574 —
STATE OF ALABAMA

SHELBY COUNTY

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KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of One Dollar, to the undersigned grantor J. C. Garrett, Jr., in hand paid by Mary Ollie Garrett, his wife, receipt of which is acknowledged, the said J. C. Garrett, Jr. does hereby grant, bargain, sell and convey unto the said Mary Ollie Garrett and J. C. Garrett, Jr. as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commencing at a point where the East and West median line of Section 28, Township 21 South, Range 2 West, intersects with the West boundary of the right of way of U. S. Highway 31, known as the Birmingham-Montgomery Highway; run thence in a Westerly direction with the East and West median line of Section 28 to the East boundary of Section 29, continue Westerly along the East and West median line of Section 29, to the East boundary of the right of way of the L & N Railroad; run thence in a Northerly direction along the East boundary of said right of way to a point 660 feet North of said East and West median line of said section; run thence in an Easterly direction and parallel with said East and West median line of said section to the West boundary of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said section; run thence North along the West boundary of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$ 330 feet; run thence in a Westerly direction and parallel with the East and West median line of said section to the East boundary of right of way of the L & N Railroad; run thence in a Northwesterly direction along the East boundary of said right of way of said railroad to the North boundary of S $\frac{1}{2}$ of S $\frac{1}{2}$ of N $\frac{1}{2}$ of NE $\frac{1}{4}$ of said Section 29, run thence in an Easterly direction and parallel with the North boundary of said section to the West boundary of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said section; run thence in a Southerly direction 330 feet to the Southwest corner of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section; run thence in an Easterly direction along the North boundary of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 29, 1320 feet, more or less, to the East boundary of said section; run thence South along the East boundary of said Section 29, 882 feet; run thence in an Easterly direction parallel with the North and South median line of Section 28, 423 feet to the West boundary of U. S. Highway 31; run thence South 15 deg 30' East along the West boundary of said Highway to point of beginning. Lying in Shelby County, Alabama, and containing 75 acres, more or less.

All that part of the S $\frac{1}{2}$ of S $\frac{1}{2}$ of NW $\frac{1}{4}$ and the N $\frac{1}{2}$ of N $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 28, Township 21 South, Range 2 West, which lies East of U. S. Highway 31, commonly known as the Birmingham-Montgomery Highway, Shelby County, Alabama, containing 63 acres, more or less.

Except 5 acres, more or less, described as follows: Beginning on the East right of way boundary of U. S. Highway 31 at a point 678 feet South of the East and West median line of said Section; run thence in an Easterly direction parallel with the East and West median line to Camp Branch; thence South along Camp Branch 97 feet; thence West and parallel with the East and West median line of said Highway 31; thence in a Northerly direction along said Highway 97 feet, more or less to a point of beginning, situated in Shelby County, Alabama.

Also all that portion of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 29, Township 21, Range 2 West, situated on the East side of the L & N. Railroad right of way, not already included in the above description.

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TO HAVE AND TO HOLD unto the said Mary Ollie Garrett and J. C. Garrett, Jr., as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do, for myself, and for my heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of November, 1956.

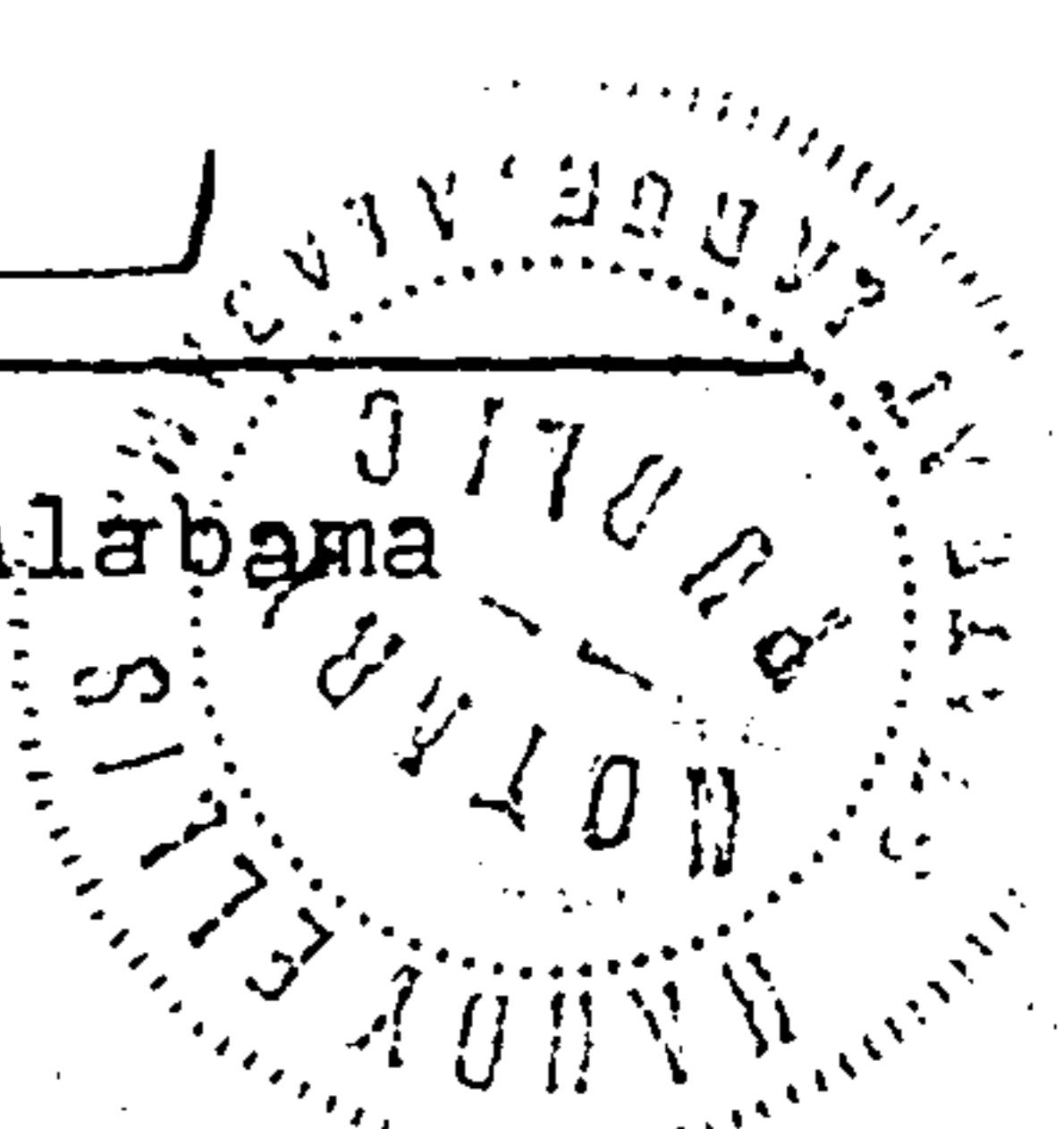
J. C. Garrett Jr. (SEAL)

STATE OF ALABAMA
SHELBY COUNTY

I, Handy Ellis, a Notary Public, State at Large for Alabama, hereby certify that J. C. Garrett, Jr., 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of November, 1956.

Handy Ellis
Notary Public
State at Large for Alabama



State of Alabama, Shelby County

I, L. C. Walker, Judge of Probate hereby certify that the within Deed was filed in this office for record the 16th day of November 1956 at 4 o'clock P.M., and recorded in Deed Record 183, Page 309, & examined Deed Tax of \$2.00 has been paid.

Fee \$ 2.00

Judge of Probate