

2408

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE DOLLAR, (\$1.00), to the undersigned grantors, Dewey H. Garrett and wife, Ruby Garrett, in hand paid by Dewey H. Garrett and wife, Ruby Garrett, the receipt whereof is acknowledged, we the said Dewey H. Garrett and Ruby Garrett do grant, bargain, sell and convey unto the said Dewey H. Garrett and Ruby Garrett, as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Ten acres of land of equal width across the North side of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 8, and all of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ except 10 acres of equal width off the south side of said NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 8; all of that part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 8 described as follows: Beginning at the SW corner of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ and run thence North along the west line of said 40 acres a distance of 350 feet more or less to the right of way of the Saginaw Lumber Co. old Railroad bed; run thence in a Northeasterly direction along said old Railroad right of way bed to its intersection with the east line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ which point of intersection is 788 feet more or less south of the Northeast corner of said 40 acres; run thence south along East line of said last named 40 acres a distance of 532 feet more or less to the SE corner of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$; run thence West along the south line of said last described 40 acres a distance of 1320 feet more or less to the SW corner of said last described 40 acres and bring the point of beginning, all in Section 8, Township 21, Range 2 West, mineral and mining rights excepted.

Also, the following described property: Beginning at the NE corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 18, Township 21 South, Range 2 West, and run thence south 40 deg. West 1181.9 feet to the eastern boundary line of the right of way of the L & N R R Company; thence north 27 deg. 15' west 956.5 feet along the eastern boundary line of said railroad right of way; thence south 82 deg. 45' West 30.5 feet; thence North 27 deg. 15' West 309.5 feet; thence North 63 deg. 45' East 402.8 feet along the south line of the C. B. Naish land and across U. S. Highway 31 to a point on the east right of way boundary of said U.S. Highway 31; thence North 38 deg. 45' West along the said east right of way boundary of U.S. Highway 31, 83 feet more or less to the SE corner of the Alvin & Avis Garrett lot; thence North 54 deg. 25' East 233.4 feet; thence North 32 deg. 35' West 177 feet; thence in a southwesterly direction to a point, which point is south 1 deg. 50' West 394 feet from a concrete post between the D. H. & Ruby Garrett land and the lands now owned or formerly owned by J. A. Naish, said concrete post being on the south boundary of the Columbiana-Saginaw road; thence North 1 deg. 50' East 394 feet to said concrete post; thence North 86 deg. East 949 feet along the south boundary of the Columbiana-Saginaw road to the intersection of the said road with the east line of Section 18, Township 21, Range 2 West; thence South 2 deg. 30' East along the section line to the point of beginning.

TO HAVE AND TO HOLD unto the said Dewey H. Garrett and Ruby Garrett, 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

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 we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; 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 grantees, their heirs, and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 11th day of April, 1957.

Dewey H. Garrett (SEAL)
Dewey H. Garrett

Ruby Garrett (SEAL)
Ruby Garrett

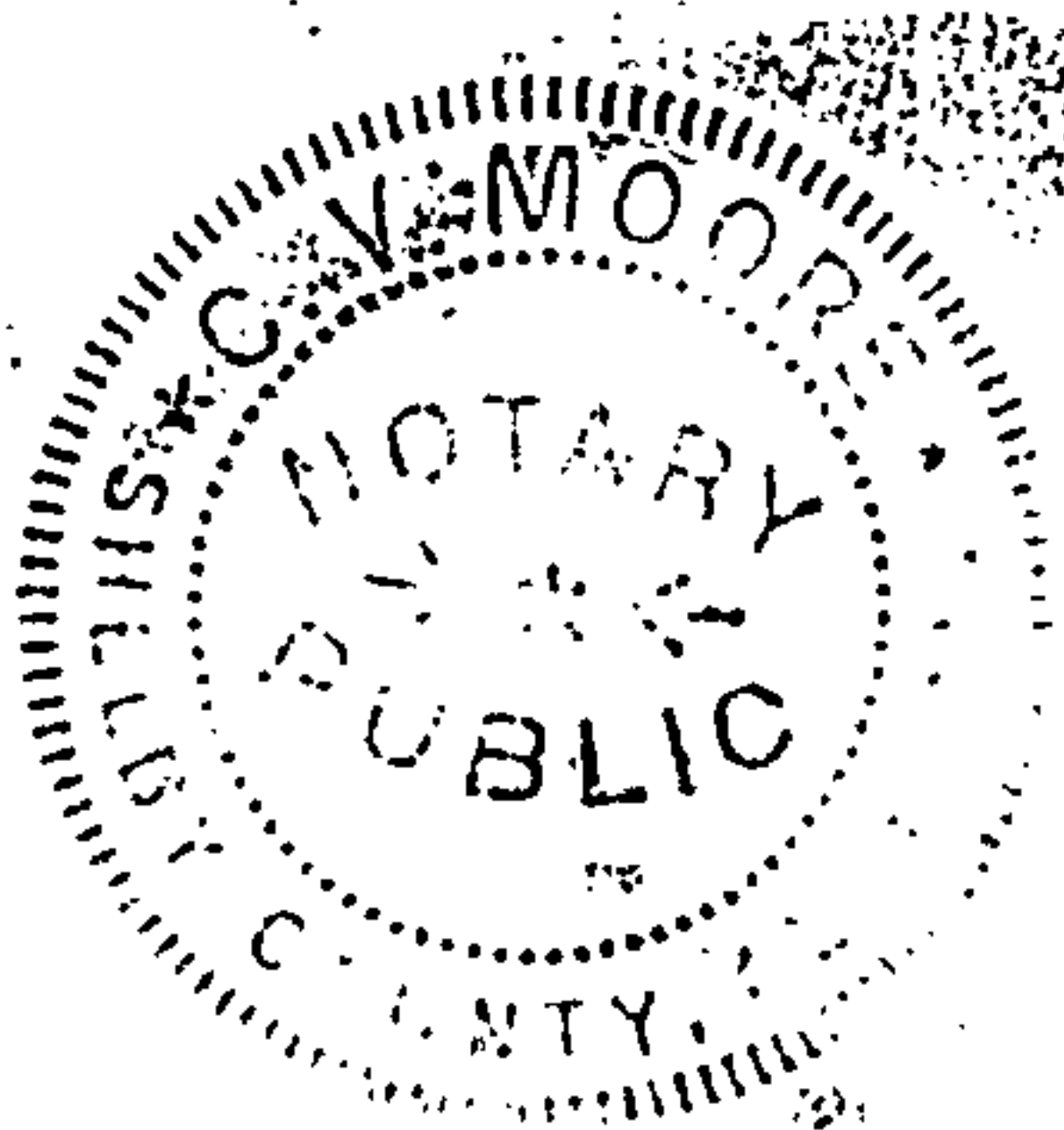
STATE OF ALABAMA)

SHELBY COUNTY)

I, C. V. Moore, a Notary Public in and for said County, in said State, hereby certify that Dewey H. Garrett and wife, Ruby Garrett 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 11 day of April, 1957.

C. V. Moore
Notary Public



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 17 day of April 1957 at 4 o'clock P.M. and recorded in Deed Record 186 Page 155 Examined 14-12-57 and the Mortgage Tax of \$ 1.75 Deed Tax of \$ 1.75 has been paid.
L. C. Walker Judge of Probate