

3077

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Fifteen Dollars (\$15.00) and other good and valuable consideration to the undersigned grantor Brewer Investment Company, Ltd., a limited partnership, in hand paid by Willie Huckabee, the receipt whereof is hereby acknowledged, Brewer Investment Company, Ltd. does hereby grant, bargain, sell and convey unto Willie Huckabee the following described real estate, situated in Shelby County Alabama, to-wit:

Begin at the Northeast corner of the SE 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 3 West; thence in a Westerly direction along North boundary of said quarter quarter section 299.98 feet to the point of intersection with the East boundary of right of way of the L. & N. Railroad; thence turning an angle of 83° and 18' to the left in a south-westerly direction 1,119.71 feet along the Easterly boundary of said right of way of the L. & N. Railroad, said point being the point of beginning of a tract of land herein described: thence continuing along a straight line which is the East boundary of the right of way of L. & N. Railroad one foot; thence turning an angle of 96°, 44', and 30" to the left in an Easterly direction 108.93 feet to the point of intersection with the West boundary of right of way of U. S. Highway No. 31; thence turning an angle of 83°, 52', 30" to the left in North-easterly direction along the right of way of said highway one foot; thence turning an angle of 96°, 07', 30" to the left in the Westerly direction and parallel to said line 108.93 feet long to the point of beginning; said property described being a one foot strip of land running along the South edge of the property described in the last paragraph of the conveyance from the heirs of Frank G. Brewer, Sr. to Brewer Investment Company, Ltd. as recorded in Volume 191 at Page 441 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject however, to an easement to the American Telephone and Telegraph Company along the West end of said tract.

TO HAVE AND TO HOLD, to the said Willie Huckabee, his heirs and assigns forever.

And Brewer Investment Company, Ltd., a limited partnership, does for itself and its partners and its successors, heirs, executors and administrators, covenant with the said Willie Huckabee, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as above noted and accrued taxes for 1958, and that it has a good right to sell and convey the same as aforesaid; that Brewer Investment Company, Ltd., a limited

partnership, will for itself and its successors, heirs, executors and administrators warrant and defend the same to the said Willie Huckabee, his heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 7 day of May, 1958.

BREWER INVESTMENT COMPANY, LTD.,
a limited partnership

By Frank G. Brewer, Jr.
Frank G. Brewer, Jr.,
General Partner

STATE OF ALABAMA

JEFFERSON COUNTY

I, John W. Cooper, a Notary Public in and for said County, in said State, hereby certify that Frank G. Brewer, Jr., whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, he is a general partner for Brewer Investment Company, Ltd., a limited partnership, recorded in Jefferson County, Alabama and being informed of the contents of the conveyance has executed the same voluntarily on behalf of said limited partnership on the day the same bears date.

Given under my hand and official seal, this the 7 day of May, 1958.

John W. Cooper
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 9
day of June 1958 at 1:30 o'clock P. M. and recorded in Book 193 Page 374 & examined
Fee \$ 1.25 and the Mortgage Tax of \$ - Deed Tax of \$ 50 has been paid.
L. C. Walker, Judge of Probate