

4128

STATE OF ALABAMA

WARRANTY DEED

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One (\$1.00) dollar and other good consideration, to the undersigned grantor Jadie A. Brown, Jr. in hand paid by Exchange Security Bank, of Birmingham, Alabama, and Mary Lee Garrett Brown, as trustees under trust agreement for the benefit of Kathryn Leigh Brown executed by Jadie A. Brown, Jr. on December 28, 1962, the receipt whereof is acknowledged, we the said Jadie A. Brown, Jr. and wife, Mary Lee Garrett Brown, do grant, bargain, sell and convey unto the said Exchange Security Bank and Mary Lee Garrett Brown as trustees under trust agreement for the benefit of Kathryn Leigh Brown executed by Jadie A. Brown, Jr. on December 28, 1962, an undivided one-sixth (1/6) interest in and to the following real property, together with all improvements, hereditaments and appurtenances, located in the City of Montevallo, Shelby County, Alabama, viz:

A part of the SW quarter of the NW quarter of Section 3, Township 24 Range 12 East, more particularly described as follows: Begin at the SW corner of the SW quarter of the NW quarter of said section and run north 1° west 352 feet to the center line of the Southern Railway right of way; thence turn an angle of 67°40" to the right and run along the center line of said right of way 853.7 feet to the point of beginning; from the point of beginning thus obtained turn an angle of 91°30" to the left from the continuation of said line of said right of way and run 68 feet to a point on the east boundary of Shelby Street; thence turn an angle of 38° to the right and run along said east boundary of Shelby Street 224.4 feet to a point; thence turn an angle of 55°20" to the right and run 198.5 feet to the next point; thence turn an angle of 85°40" to the right and run 248.2 feet to the center line of the Southern Railway right of way; thence turn an angle of 92°40" to the right and run 345 feet to the point of beginning; subject to the rights of Shelby County, Alabama, contained in instrument recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Deed Book 201 at Page 226, and subject to the rights of Southern Railway Company to that portion of the above described premises which lie upon or over its said right of way.

TO HAVE AND TO HOLD, to the said Exchange Security Bank and Mary Lee Garrett Brown as trustees under trust agreement for the benefit of Kathryn Leigh Brown executed by Jadie A. Brown, Jr. on December 28, 1962.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Exchange Security Bank and Mary Lee Garrett Brown as trustees under trust agreement for the benefit of Kathryn Leigh Brown executed by Jadie A. Brown, Jr. on December 28, 1962, their successors 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 Exchange Security Bank and Mary Lee Garrett Brown as trustees under trust agreement for the benefit of Kathryn Leigh Brown executed by Jadie A. Brown, Jr. on December 28, 1962, their successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this
1st day of March, 1963.

WITNESSES:

Robert M. D. Smith

Jadie A. Brown, Jr. (SEAL)
Jadie A. Brown, Jr.

Robert M. D. Smith

Mary Lee Garrett Brown (SEAL)
Mary Lee Garrett Brown

STATE OF ALABAMA

JEFFERSON COUNTY

I, Robert M. D. Smith, 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 1st day of March, 1963.

Robert M. D. Smith
Notary Public



STATE OF ALABAMA
JEFFERSON COUNTY
WAS FILED
3/10/63
RECEIVED
\$10.00
BY THE CLERK OF THE COURT

225 2154