

SHELEY COUNTY.....COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One (\$1.00) and no/100 - - - - - DOLLARS
AND OTHER VALUABLE CONSIDERATION

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Joe W. Baker and wife, Ruth F. Baker

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
James M. Gardner and wife, Beverly Jean Gardner

(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

A parcel of land located in the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama and more particularly described as follows: Commence at the Northwest corner of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 31, Township 18 South, Range 1 West; thence South along the West line of $\frac{1}{4}$ - $\frac{1}{4}$ Section, a distance of 660.0 feet to the Point of Beginning; thence East and parallel to the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 132.5 feet; thence South and parallel with the West boundary, a distance of 327.62 feet; thence West and parallel with the South boundary, a distance of 132.5 feet until it intersects Section line; thence North along Section line 327.62 feet to the Point of Beginning.

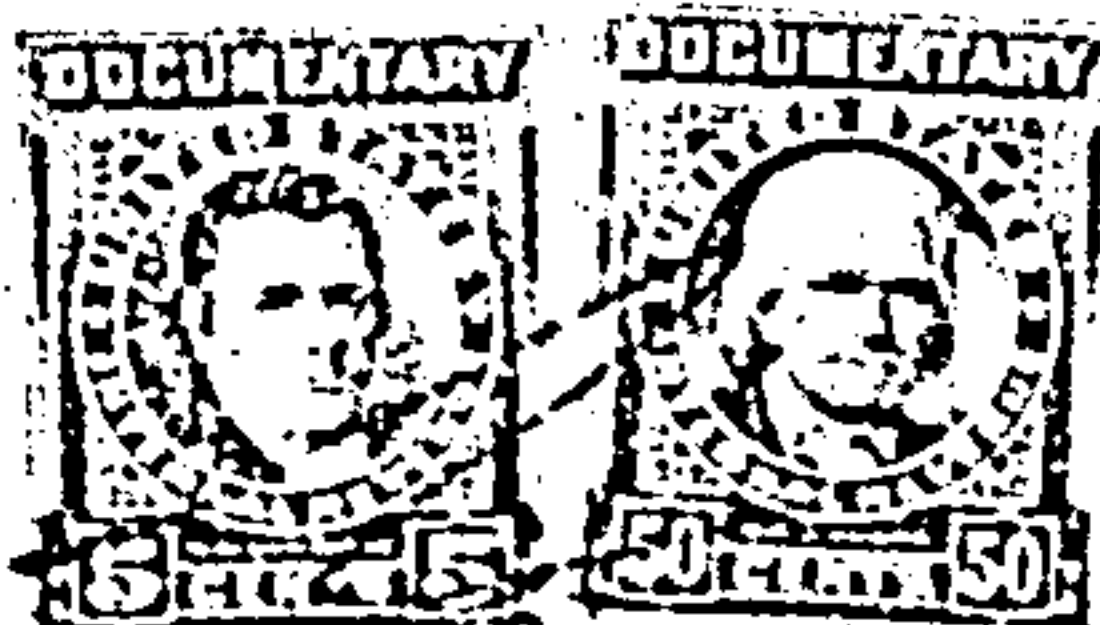
Subject to the following:

1. Right of Redemption by Roy B. Hardin and wife, Jacquilin Hardin.
2. The Grantees, James M. Gardner and wife, Beverly Jean Gardner, agree to assume and promise to pay that certain mortgage to Guaranty Savings & Loan Association in Birmingham, Alabama which is recorded for record in the Probate Office of Shelby County, Alabama. Said mortgages recorded in the office of the judge of Probate Shelby County, Alabama at Book 288 page 833 and Book 291 Page 875.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this..... 20th
day of..... January..... 19 65.....



(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned
in said State, hereby certify that Joe W. Baker and Ruth F. Baker

a Notary Public in and for said County

whose name(s) 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 20th day of January A.D. 1965

Leah B. Dozier
Notary Public