

1099

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE AND NO/100 DOLLARS, to the undersigned, J. A. BROWN, JR. and wife, MARY LEE GARRETT BROWN, in hand paid by EXCHANGE SECURITY BANK, Birmingham, Alabama, and MARY LEE GARRETT BROWN, as Trustees under trust agreement for the benefit of JADIE A. BROWN, III, executed by Jadie A. Brown, Jr. on December 28, 1962, the receipt whereof is acknowledged, we the said J. A. BROWN, JR. and 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 JADIE A. BROWN, III, executed by Jadie A. Brown, Jr. on December 28, 1962, an undivided one-third (1/3) interest in and to the following real property, together with all improvements, hereditaments and appurtenances, located in Shelby County, Alabama, viz:

A part of Fractional NW $\frac{1}{4}$ of Sec. 3, Township 24 North, Range 12 East described as follows: Beginning at a common corner of property formerly belonging to Southern Railway Co. and property of W. L. Brown on the Southerly boundary of old Columbiana-Centreville Road, said corner being located 470.1 feet measured along Southerly boundary of said road from intersection with the Easterly boundary of Shelby Street (60 feet wide); and running thence North 75 deg. 57' East along Southerly boundary of said Columbiana-Centreville Road a distance of 206.89 feet to NW corner of R. B. Galloway property; thence South 16 deg. 38' East along dividing line between property of said Railroad and Galloway a distance of 161.04 feet to a corner located 50 feet distance Northwardly from center line of Southern Railway main track measured at right angles thereto; thence Southwesterly, parallel to and 50 feet from center line of said main track a distance of 181.36 feet to W. L. Brown property; thence run along East side of Brown property North 25 deg. 20' West a distance of 183.3 feet to point of beginning.
Situating in Shelby County, Alabama.

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 JADIE A. BROWN, III, 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 JADIE A. BROWN, III, 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 JADIE A. BROWN, III, 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 on this the 18th day of November, 1965.

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

Mary Lee Garrett Brown (SEAL)
Mary Lee Garrett Brown

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that J. 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 18th day of November, 1965.

Dean C. Burt
Notary Public Alabama State at Large
My Commission Expires Oct. 3, 1967

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 11/19 1965
RECORDED & PAYING TAX
& \$50.00 HAS BEEN
PD. ON THIS INSTRUMENT.

Chas. H. Tucker
JUDGE OF PROBATE