

QUIT CLAIM DEED

STATE OF ALABAMA
SHELBY COUNTY

3146



19710524000020400 1/2 \$.00
Shelby Cnty Judge of Probate, AL
05/24/1971 12:00:00 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of love and affection and One and No/100 (\$1.00) Dollar in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Lottie Bell Garner, a widow, hereby remises, releases, quit claims, grants, sells, and conveys to Timmy Lee Garner (hereinafter called Grantee), all my right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of North Half of NW $\frac{1}{4}$ of Section 25, Township 20 South, Range 4 West, of Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows: Begin at the NW corner of said Section 25; thence in an Easterly direction along the North boundary of said quarter section 931.02 feet to the point of beginning of tract herein described; thence continuing in Easterly direction in straight line along the North boundary of said quarter section 432.87 feet to point of intersection with a County Road right of way; thence turning an angle of 140 deg. and 13 min. to right in Southwesterly direction along Northwesterly boundary of said County Road right of way 137.51 feet to the point of beginning of the arc of a curve turning to the left in Southwesterly direction having a radius of 2,904.79 feet said arc being subtended by a central angle of 3 deg. 20 min. and 58 sec. and having a chord of 169.79 feet in length; thence along said arc of said curve 169.81 feet which is Northwest boundary of said right of way; thence turning an angle of 41 deg. 27 min. 29 sec. to the right from last mentioned chord having a length of 169.79 feet in Westerly direction 440.60 feet; thence turning an angle of 140 deg. and 13 min. to the right in Northeasterly direction 313.08 feet to the point of beginning, containing 2 acres, more or less, according to survey of Hermon D. Westbrook, Registered Land Surveyor, dated February 10, 1968.

Being the same property heretofore conveyed by Grady Garner (who is now deceased) and wife, Lottie Bell Garner (who is the grantor herein) to Timmy Lee Garner described in that deed recorded in Deed Book 239 at page 324, Office of Judge of Probate of Shelby County, Alabama, as follows:

Two acres, more or less, lying along side of the and North Columbiana and Tuscaloosa Public Road, and in the NE corner of the following described 17 acres. That part of the North Half of NW $\frac{1}{4}$ of Section 25, Township 20, Range 4 West that lies North of the Columbiana and Tuscaloosa Public Road and consisting of 17 acres, more or less. Minerals and mining rights excepted. Being the same property conveyed to Grady Garner by Lester Odis Martin and wife, Minnie Martin, on December 15, 1950, as shown by deed recorded in Deed Book 144 at page 228, Office of Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 22nd day of May, 1971.

Lottie Bell Garner. (SEAL)

STATE OF ALABAMA

COUNTY OF Shelby



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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lottie Bell Garner, a widow, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of May, 1971.

[Signature]
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1971 MAY 24 AM 8:42
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
CONFIRMATION
JUDGE OF PROBATE