

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

19811102000116700 Pg 1/2 .00

Shelby Cnty Judge of Probate, AL

11/02/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

Shelby COUNTY}

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollar ----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Betty L. Garner, wife of Giles Garner

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Giles Garner

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

All of my undivided one-half interest in and to the property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "A" is signed for identification.

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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 the said GRANTEE(S), 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 noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 2
day of November, 1981.

(Seal)

(Seal)

(Seal)

Betty Garner
Betty L. Garner

✓ (Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY}

General Acknowledgment

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

Given under my hand and official seal this 2 day of November, 1981.

At. 2 - Box 174
Columbiana, Ala.
35051

A. D. 19.81

Public

EXHIBIT "A"

All that part of the $S\frac{1}{2}$ of $NW\frac{1}{4}$ of $NE\frac{1}{4}$ of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama, that lies West of a paved county highway, known as Shelby County Road No. 37, LESS AND EXCEPT the part thereof heretofore conveyed by deed dated July 12, 1969 and recorded in Deed Book 258, at Page 631; in the Office of the Judge of Probate of Shelby County, Alabama, which excepted part is described therein as follows, to-wit: A parcel of land described as follows: Beginning at a point on the intersection of the West boundary line of the right-of-way of Shelby County Road No. 37 with the South boundary line of the $NW\frac{1}{4}$ of the $NE\frac{1}{4}$ of Section 35, Township 21 South, Range 1 West; thence run West along the South boundary line of said quarter-quarter Section a distance of 160 feet; thence run North perpendicular to said South boundary line a distance of 130 feet; thence run East and parallel to said South boundary line of said quarter-quarter Section a distance of 160 feet to the West boundary line of said right-of-way; thence run South along the West right-of-way line of said road a distance of 130 feet to the point of beginning; comprising approximately 20,300 square feet; this being situated in the $NW\frac{1}{4}$ of $NE\frac{1}{4}$ of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama, and LESS AND EXCEPT the part thereof heretofore conveyed by deed dated July 12, 1969 and recorded in Deed Book 259, at Page 096, in said Probate Records, which excepted part is described therein as follows, to-wit: A parcel of land described as follows: Beginning at the Southwest corner of the $NW\frac{1}{4}$ of the $NE\frac{1}{4}$ of Section 35, Township 21 South, Range 1 West and run thence North along the West boundary line of said quarter-quarter Section a distance of 420 feet; thence run East and perpendicular to said West boundary a distance of 210 feet; thence run South and parallel with the West boundary line of said quarter-quarter Section a distance of 420 feet to the South line of said quarter-quarter Section; thence West along the South line of same a distance of 210 feet to the point of beginning; comprising two acres, more or less, and situated in the $NW\frac{1}{4}$ of the $NE\frac{1}{4}$ of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama, and LESS AND EXCEPT the part thereof heretofore conveyed by deed dated October 10, 1969 and recorded in Deed Book 260, at Page 144, in said Probate Records, which excepted part is described therein as follows, to-wit: A parcel of land described as follows: Beginning at a point located on the West boundary line 420 feet North from the Southwest corner of the $NW\frac{1}{4}$ of the $NE\frac{1}{4}$ of Section 35, Township 21 South, Range 1 West; thence run North along the West boundary line of said quarter-quarter Section a distance of 240 feet; thence run East perpendicular to said West boundary line a distance of 210 feet; thence run South parallel to said West boundary line a distance of 240 feet; thence run West perpendicular to said West boundary line a distance of 210 feet to point of beginning; comprising of approximately 1.2 acres, lying in the $NW\frac{1}{4}$ of the $NE\frac{1}{4}$ of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama, and LESS AND EXCEPT the part thereof heretofore conveyed by deed dated December 2, 1969 and recorded in Deed Book 260, at Page 449, in said Probate Records, which excepted part is described therein as follows, to-wit: Begin at a point 160 feet West from the intersection of the West boundary line of the right-of-way of Shelby County Road No. 37 with the South boundary line of the $NW\frac{1}{4}$ of the $NE\frac{1}{4}$ of Section 35, Township 21 South, Range 1 West and run thence West along the South line of said quarter-quarter Section a distance of 180 feet; thence run North and perpendicular to said South boundary line a distance of 130 feet; run thence East and parallel to said South boundary line a distance of 180 feet; run thence South perpendicular to said South boundary line a distance of 130 feet to point of beginning; situated in the $NW\frac{1}{4}$ of $NE\frac{1}{4}$ of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama, comprising 23,400 square feet.

STATE OF ALABAMA: I,
I CERTIFY THIS
11/02/1981

SIGNED FOR IDENTIFICATION:

1981 NOV -2 AM 9:19 *Betty L. Garner* ✓
Rec. 300 *Betty L. Garner*
J. J. *Betty L. Garner*
JUDGE OF PROBATE *11 50*
JUDGE OF PROBATE *11 50*