

4820

This instrument was prepared by
(Name) Marvin Cherner
(Address) 516 Brown-Marx Building
Birmingham, Alabama 35203

WARRANTY DEED



19750529000025720 1/2 \$.00
Shelby Cnty Judge of Probate, AL
05/29/1975 12:00:00AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-two Thousand Dollars (\$22,000.00) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Beverly Rae Beil, an unmarried woman (herein referred to as Grantor) grant, sell, bargain and convey unto Kenneth Allen Beil (herein referred to as Grantee) all of Grantor's interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

The SW 1/4 of SE 1/4, Section 19, Township 19, Range 2 East. Also an easement 70.0 feet in width, 35 feet on each side of a center line described as: Commence at the NW corner of Section 30, Township 19, Range 2 East and run thence East along the North line of said Section 30 a distance of 1601.90 feet to the West R.O.W. line of U. S. Highway 280; thence turn an angle of 83 deg. 12' to the right and run along said R.O.W. a distance of 197.40 feet; thence turn angle of 2 deg. 58' to the left and run a distance of 337.10 feet to a point on said R.O.W. Line; thence turn angle of 47 deg. 31' to the left and run a distance of 193.48 feet to point on East R.O.W. of said Highway and the point of beginning; thence turn an angle of 48 deg. 02' to the left and run a distance of 75.32 feet; thence turn an angle of 11 deg. 26' to the left and run a distance of 399.13 feet; thence turn an angle of 53 deg. 28' to the left and run a distance of 404.13 feet; thence turn an angle of 80 deg. 13' to right and run a distance of 340.14 feet to a point on East line of NE 1/4 of NW 1/4 of said Section 30; which point is 35 feet South from the NE corner and the point of ending. Also an easement 70.00 feet in width (35.00 feet on each side of a centerline) described as: Commence at the NW corner of the NW 1/4 of NE 1/4 of said Section 30, Township 19, Range 2 East; thence run South a distance of 35.00 feet to the point of beginning; thence turn an angle of 148 deg. 30' to the left and run a distance of 66.99 feet to the point of ending, which point is 57.11 feet East of the NW corner of the NW 1/4 of NE 1/4 of said Section 30. Situated in Shelby County, Alabama.

It is the intention of Grantor to convey to the Grantee all of her interest in the above described real estate including any survivorship interest and also to relinquish any and all rights with respect to said real estate provided Grantor under the decree entered by the Circuit Court of Shelby County, Alabama, on March 21, 1974, in the cause entitled Beverly R. Beil v. Kenneth A. Beil, Civil Action No. F 24374.

This is a correction deed to correct the legal description in that certain deed recorded in Book 287, page 824, in the Probate Office of Jefferson County, Alabama.

TO HAVE AND TO HOLD to the Grantee, his heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the

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same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 23 day of May, 1975.

Beverly Rae Beil
BEVERLY RAE BEIL

STATE OF NEW YORK)

Albany COUNTY)

I, Fredric K Lindsay, a notary public in and for said county, in said state, hereby certify that Beverly Rae Beil, an unmarried woman, 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 date the same bears date.

Given under my hand and official seal this 23rd day of May, 1975.

Fredric K Lindsay
NOTARY PUBLIC
My commission expires _____

FREDRIC K. LINDSAY
Notary Public in the State of New York
Residing in Schenectady County
My Commission Expires March 30, 1977

19750529000025720 2/2 \$.00
Shelby Cnty Judge of Probate, AL
05/29/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHALL I
CERTIFY THIS
INSTRUMENT WAS FILED
1975 MAY 29 AM 8:26
Conroy
JUDGE OF PROBATE

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