

*Estimated to be \$50.00<sup>00</sup>*

STATE OF ALABAMA,  
SHELBY COUNTY)

WHEREAS, P. J. Kroell, on his voluntary petition therefor, was adjudicated a bankrupt in and by the District Court of the United States for the Southern Division of the Northern District of Alabama, on, to-wit: the 30th day of October, 1931, and has obtained the benefit of the Acts of Congress relating to bankruptcy; and, Whereas, said P.J.Kroell at the time of said adjudication in bankruptcy was the owner of the hereinafter described real estate, which constitutes all of the real estate owned by him, exclusive of his homestead, which has been set aside to him as exempt; and, Whereas, Harry Gordon has heretofore been selected and appointed as Trustee for said bankrupt and said bankrupt estate, and desires a deed to said real property; and,

Whereas, Fannie Kroell, the wife of said P. J.Kroell, desires to release her claim of dower in said property; and said P.J. Kroell and wife, Fannie Kroell, desire to convey the fee simple title to said property to said Trustee in Bankruptcy:

Now, therefore, in consideration of the premises and the sum of five dollars to them in hand paid by said Trustee in Bankruptcy, the receipt of which is hereby acknowledged, the said P.J.Kroell and wife, Fannie Kroell, do hereby grant, bargain, sell and convey unto the said Harry Gordon as Trustee of P.J.Kroell, bankrupt, and as Trustee of said Bankrupt Estate, the following described real estate, viz:

Lots number one and two in Block "J" of Lyman's Addition to the Town of Montevallo, Alabama, according to the survey and map of said Lyman's Addition as recorded in the Probate Office of Shelby County, Alabama;

Also, lots five and two in Block "M" of Lyman's Addition to the Town of Montevallo, Alabama, according to the survey and map of said Lyman's Addition as recorded in the Probate Office of Shelby County, Alabama;

Also, Lot Number Sixteen in Block one, according to map made by J.E. Boseman, C.E. as per Joseph Hardie's Addition to the town of Wilton, Alabama, in the north half of the south west quarter of section 9, township 24, range 12 East;

Also, one lot in Wilton, Alabama, beginning on the north west side of the Montevallo and Wilton road 296 feet north east of the south line of the north west quarter of Section 9, Township 24, Range 12, East, and running north east along said road 210 feet, thence north west 173.6 feet to within 6 feet of Cherry Lot, thence south west parallel to Cherry Lot 222.6 feet, thence east 103.6 feet to point of beginning, in the south west quarter of the north west quarter of Section 9, Township 24, Range 12 East, which said lot is bounded on the North by O.H.Bice's lot, on the East by the Montevallo and Wilton Road, on the south by Mrs. Kaffner's lot, and on the west by the Cherry Lot;

Also, a certain lot or parcel of land and better described as follows: Commencing fifty feet from center of Southern Railway at north end of trestle mile post 137<sup>5</sup>, thence running in a north-westerly direction one hundred and eighty five (185) feet to Shoal Creek, thence up Shoal Creek two hundred and fifty (250) feet to intersection of Nelson Spring Branch to said Shoal Creek, thence up said Nelson Branch to the center of said Nelson Spring fifty (50) feet, thence running almost directly south four hundred and sixty five (465) feet to right of way of Southern Railway, thence in a southwesterly direction and parallel with Southern Railway for thirty (30) feet to point of beginning, saving and excepting from this conveyance the rights and easements of the public over and upon a certain public highway leading from Southern Railway depot to what is known as the Spring Creek Settlement.

All of the above described lot being in the NE<sup>1</sup>/<sub>4</sub> of NW<sup>1</sup>/<sub>4</sub>, Section 3, Township 24, Range 12 East and in the Town of Montevallo, Alabama.

Beginning fifty feet from the center of Southern Railway at north end of trestle at mile post

<sup>5</sup>  
137— south on north west side, thence running northeast parallel with said Southern Railway three hundred feet, thence running in a northwesterly direction four hundred feet and intersecting a certain line one hundred feet south west of the Nelson Spring, above line mentioned runs four hundred and sixty five feet from said Nelson Spring directly to north end of a certain trestle # 137<sup>5</sup>— (south) to point of beginning, all above described land situated in NW $\frac{1}{4}$  of NE $\frac{1}{4}$ , Section 3, Township 24, Range 12 East, Shelby County and in the Town of Montevallo Alabama.

A lot or parcel of land adjoining the present home lot of said Joseph DeShazo on the east, and situated in the north east quarter of the north west quarter of Fractional Section three (3), Township twenty-four (24), north of Range twelve (12) East, and in the Town of Montevallo and more particularly described as follows: To fix the southwest corner of the lot hereby conveyed, begin at the point of intersection of the north line of the right of way of Southern Railway, with a line running from the westermost wall of a certain railway culvert on trestle (being about three eighths of a mile east of the Montevallo Depot) northwardly to the center of the big Springs, heretofore known as and called the "Nelson Spring", a distance of five hundred feet, more or less; said point of intersection being fifty feet from the center line of said railway, measuring at right angles, and running thence easterly along the north line of said right of way, three hundred (300) feet, which point is the southwest corner of the lot hereby conveyed; thence continuing easterly along said line of right of way thirty six (36) feet; thence running at right angles to the center line of said railway, northwesterly, three hundred and seventy two (372) feet; thence in a more westerly direction in a straight line, to the center of said Spring; a distance of one hundred and fifty four (154) feet, more or less; thence southwardly, along said line to said culvert or trestle, one hundred (100) feet, thence easterly four hundred (400) feet, more or less, to the said point on said right of way line hereinbefore designated as the south west corner of said lot, reserving and excepting from this conveyance the rights and easements of the public in and along the public road bordering the said right of way; also reserving and excepting the mineral rights in said lot.

A certain lot or parcel of land described as follows: Beginning at a point where the land of the Shilo Baptist Church, colored, intersects the right of way of the Southern Railway thence East, along said right of way, which is fifty feet from the track, one hundred and ninety (190) feet, thence north one hundred and eighty five feet to the south bank of Shoal Creek, thence west along the south bank of Shoal Creek two hundred (200) feet, thence south one hundred and sixty (160) feet to point of beginning, excepting and reserving the water right in said Shoal Creek, and the right to establish a pumping station on said land. All the above described lot or parcel of land being in and a part of the NW $\frac{1}{4}$  of Section three, Township 24, Range 12 East.

All of said above described land situated in Shelby County, Alabama.

Also one acre of land in Montevallo, Alabama, with all improvements thereon, as follows: Commencing at intersection of NW line of Southern Railway Company's right of way, said point being 50 feet from center line of Southern Railway, with SW line of Montevallo and Selma Street; Thence SW along line of said Right of way 210 feet; NW at right angles to point parallel with said right of way line 210 feet, to line of said Selma Street; thence south east along line of said street to point of beginning; situated in Shelby County, Alabama.

Also, the south east quarter of the north west quarter, of Section 23, Township 23, North Range 12 East, situated in Chilton County, Alabama.

Said one acre tract last above conveyed is more particularly described as follows:

One acre of land in the Town of Montevallo, Alabama, as follows: Beginning at the point of intersection of the NW line of right of way of the So. R.R., said point being 50 feet from the center line of said Railway, with the southernmost line of the Montevallo and Selma road,

SOMETIMES CALLED Selma Street, and sometimes called Shelly Street, running thence SW along the line of said R/W 210 feet, thence NW at right angles to said right of way 210 feet, thence NE parallel with said right of way 210 feet to the line of Selma road or Shelly Street, thence southeast along the line of said Street to the point of beginning, being in SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Sec. 4, Township 24, Range 12 East, Shelby County, Alabama.

There is excepted from this one acre, however, a certain portion thereof heretofore sold. Also, the north half of the north east quarter of Section 26, Township 23, North, Range 12 East; EXCEPT that part of said land (thirty acres more or less) which lies on the east side of the Shelby Springs and Selma dirt road, land hereby conveyed containing fifty acres, more or less, and being situated in Chilton County, Alabama.

Also, that certain lot ninety by one hundred and forty feet in the westernmost corner of Block Number Six, according to the original plan of the Town of Montevallo, as recorded in the Probate office of Shelby County, Alabama, the same fronting one hundred and forty feet on Shelby Street, and running back between parallel lines, of the uniform width of one hundred forty feet, to a depth of ninety feet, being bounded on the northwest by an alley which is a projection of the southeast side of Highland Street, according to said original plan.

The property hereby conveyed being the same property purchased by Frank J. and Pat J. Kroell from the E.G. Walker Estate, situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to said Harry Gordon as Trustee in bankruptcy, as aforesaid in fee simple forever.

In witness whereof, we hereunto set our hands and seals on this the 4th day of January, 1932.

P. J. Kroell L.S.

Fannie Kroell L.S.

THE STATE OF ALABAMA, SHELBY COUNTY)  
I, J.R. Johnson a Justice of the Peace in and for said County, in said State, hereby certify that P.J. Kroell and his wife, Fannie Kroell, 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 this the 4 day of January, 1932.

J.R. Johnson a Justice of the Peace.

THE STATE OF ALABAMA SHELBY COUNTY)  
I, J.R. Johnson a Justice of the Peace, in and for said County, in said State, hereby certify that on the 4 day of January 1932, came before me the within named Fannie Kroell, known to me to be the wife of the within named P.J. Kroell, who, being examined separate and apart from the husband, touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints or threats on the part of the husband.

In witness whereof, I hereunto set my hand this the 4 day of January, 1932.

J.R. Johnson, a Justice of the Peace.

THE STATE OF ALABAMA, SHELBY COUNTY

I, Cage Head, Judge of Probate hereby certify that the within deed was filed in this office for record the 12th day of January 1932 at 10 o'clock, A.M. and recorded in Deed Record 93, page 165 and examined January 13th 1932.

Cage Head, Judge of Probate.

STATE OF ALABAMA  
SHELBY COUNTY

I hereby certify that  
\$ 50 Privilege Tax  
has been paid on the within  
instrument as required by  
law.

CAGE HEAD,  
JUDGE OF PROBATE