

89

\$2.00 federal stamps cancelled on this deed
THE STATE OF ALABAMA, SHELBY COUNTY

WARRANTY DEED

DEMENT PRINTING CO., MERIDIAN, MISS.

Know all Men by these Presents, That for and in consideration of Two Thousand ----- DOLLARS, to the undersigned Grantor Pat J. Kroell, in hand paid by Fannie Kroell (wife of Grantor) the receipt whereof is hereby acknowledged, I the said Pat J Kroell do grant, bargain, sell and convey unto the said Fannie Kroell

the following described Real Estate, to-wit: One lot or parcel of land situated in the south half of lot Number 22 according to the original plan of the town of Montevallo, Alabama, and fronting 28 feet on Main Street and extending back, parallel with Middle Street a distance of 90 feet, and more particularly described as follows: Commence at the south west corner of said lot #22 at the intersection of Middle Street and Main Street and run thence in a northeasterly direction along Main or Broad Street 46 feet $11\frac{1}{2}$ inches to the point of beginning, thence continuing along Main Street 28 feet, thence in a northwesterly direction parallel with Middle Street 90 feet, thence in a southwesterly direction parallel with Main Street or Broad Street 28 feet, thence in a southeasterly direction parallel with Middle Street 90 feet to the point of beginning. Subject to all the provisions contained in deed from grantor herein to Z. S. Cowart of date June 13, 1936, and recorded in the Probate Office of Shelby County, Alabama, in deed book 100 at page 73. Also, a lot or parcel of land situated in the Town of Montevallo, Alabama, and in Lot #22 according to the original plan of said town, fronting 60 feet on Middle Street and extending back of uniform width 75 feet, and more particularly described as follows: Begin at a point on Middle Street in said Town of Montevallo, at the northwest corner of the lot conveyed by grantor herein to Z. S. Cowart on the 13th day of June, 1936, by deed which is recorded in the Probate Office of Shelby County, Alabama, in deed book 100 at page 73, and thence run in a northeasterly direction along the line of said Cowart lot and the extension thereof 75 feet, to the south western line of lot #23 or the line separating said lot 22 from said lot #23, thence in a northwesterly direction along the line dividing said lot #22 from Lot #23, sixty feet, thence in a southwesterly direction parallel with Main Street 75 feet to Middle Street, thence along Middle Street 60 feet to the point of beginning.

This deed is made subject to the right of way for an alley in the rear of the Cowart lot as described in the aforementioned deed executed by grantor on the 13th day of June, 1936, above referred to,

situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Fannie Kroell and my
her heirs and assigns, forever. And I do for myself heirs, executors and administrators, covenant with said
Fannie Kroell,
her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, and that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Fannie Kroell,
her heirs, executors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 29th day of June, 1936, 19

WITNESSES

Pat J. Kroell

(L.S.)

(L.S.)

(L.S.)

(L.S.)

THE STATE OF ALABAMA, Shelby COUNTY.

I, Grace Carter, a Notary Public, in and for said County and State, hereby certify that Pat J. Kroell, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand, this 29th day of June, 1936, 19

Grace Carter,
Notary Public,

THE STATE OF ALABAMA, COUNTY.

I, in and for said County and State, do hereby certify that on the day of , 19 , came before me the within named known to me to be the wife of the within named 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 day of , 19

I Herby Certify, That the within Deed was received in this office for record July 17th 1936, 19 , at 10 o'clock A.M., and recorded in Deed Record, Vol. 94, page 100 89 , and \$2.00 Privilege Tax paid , 19 , and examined.

L. C. Walker, Judge of Probate.