No Federal Stamps Cancelled on this Deed

#804

STATE OF ALABAMA

SHELBY COUNTY

WHEREAS, on the 21st day of April, 1947, Henry M. Johnson and wife, Helen Johnson executed a Warranty Deed, bearing said date, to A.D. Gordon and H.M. Gordon, which deed is recorded in Deed Book 128, page 213, in the Probate Office of Shelby County, Alabama, and which deed erroneously conveyed the entire fee in and to the following described land:

From the Northwast corner of the SE¹/₄ of the NE¹/₄ of Section 26, Township 21, South, Range 1
West, run south 264 feet to the north line of East College Street, being the front corner of
Norris and Lokey lots; thence south 61 degrees 30 minutes west, 259 feet to a point; thence
south 86 degrees, 45 minutes west 210.65 feet to the point of beginning of property hereby
conveyed; thence run north 3 degrees 15 minutes west 78 feet; thence south 86 degrees 45
minutes west and along the center line of a party wall 102.5 feet; thence south 3 degrees 15 minutes
thence East along the north line of West College Street
East 78 feet to the north line of West College Street/102.5 feet to the point of beginning; being
situated in Shelby County, Alabama; and

WHERFAS, it was the intention of the grantors, in said deed, to convey a 1/4 undivided interest to H. M. Gordon and a 1/4 undivided interest to A.D. Gordon in and to the following described land:

Beginning at the northwest corner of the SW1 of NW1 of Section 25, Township 21, Range 1 West; thence run south along the west boundary of said Section 25 a distance of 264 feet to the north line of East College Street, said point being the front corner between the property of Frank Norris and the property of Willie S. Lokey; thence south 61 degrees and 30 minutes west 269.0

feet to a point; thence run south 86 degrees and 30 minutes west, 224.15 feet to a point on the west line of Main Street and 3.0 feet south of the north line of West College Street; thence run north along the west line of Main Street a distance of 3 feet to the north line of West College Street; thence along same in a Westerly direction 143 feet, to the point of beginning of the property herein conveyed; thence run north 3 degrees 15 minutes west 78 feet; thence south 86 degrees 45 minutes west and along the center line of a party wall 89.6 feet; thence south 3 degrees 15 minutes east 78 feet to the north line of West College Street; thence east along the north line of West College Street 89.6 feet to the point of beginning; being situated in Shelby County, Alabama; and

WHEREAS, in said dedd from Henry M. Johnson and Wife, Helens Johnson to A.D. Gordon and H.M. Gordon, it was recited as follows, "Grantees assume payment of one-half of \$9,000.00 mortgage to Eva M. Watson dated April 21, 1947, and recorded in Mortgage Book page ";

WHEREAS, A.D. GORDON AND H.M. Gordon desire to give the said Henry M. Johnson a quit claim deed to the land erroneously conveyed so that the said Henry M. Johnson can convey an undivided 1/4 interest to A. D. Gordon and an undivided 1/4 interest to H.M. Gordon in and to land intended to be conveyed as aforesaid;

NOW THEREFORE, KNCW ALL MEN BY THESE PRESENTS, That for the purpose of correcting said erroneous deed and in consideration of the sum of one dollar and in consideration of grantors being released from any liability to pay any of that certain mortgage mntioned above from Henry M. Johnson to Eva M. Watson dated April 21, 1947, recorded in Mortgage Book 199, page 437, in the Probate Office of Shelby County, Alabama, to A. D. Gordon and wife, Margery Gordon and H.M. Gordon and wife, Ruth Gordon, in hand paid by Henry M. Johnson the receipt whereof is hereby acknowledged we do hereby acknowledged, we do remise, release, quit claim and convey to the said Henry M. Johnson all our right, title, interest and claim in or to the following described real estate, to-wit:

From the northeast corner of the SE_4^1 of the NE_4^1 of Section 26, Township 21, South, Range 1 West, run south 264 feet to the north line of East College Street, being the front corner of Norris and Lokey lots; thence south 61 degrees 30 minutes West, 259 feet to a point; thence south 86 degrees, 45 minutes west 210.65 feet to the point of beginning of property hereby conveyed; thence run north 3 degrees 15 minutes west 78 feet; thence south 86 degrees 45 minutes west and along thecenter line of a party wall 102.5 feet; thence south 3 degrees 15 minutes East 78 feet to the north line of West College Street; thence east along the north line of West College Street, 102.5 feet to the point of beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Henry M. Johnson, his heirs and assigns forever. Given under our hands and seals this 8 day of Oct. 1947.

A. D. Gordon

Margery Gordon

H.M. Gordon

Ruth Gordon

STATE OF ALABAMA COUNTY.

I, Cecil Duke, a Notary Public, hereby certify that A.D. Gordon and wife, Margery Gordon, 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 13 day of Oct. 1947.

Cecil Duke
Notary Public

STATE OF ALABAMA COUNTY

I, Cecil Duke, a Notary Public hereby certify that on the 13 day of Oct. 1947, came before me the within named Margery Gordon known to me to be the wife of the within named A.D. Gordon who, being examined, separate and apart from her husband in reference to here signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, without fear, constraint for threats on the part of her husband.

Given under my hand, this 13 day of October, 1947.

Cecil Duke
Notary Public

STATE OF PENNSYLVANIA COUNTY OF CHESTER

I, James C. Findley 2nd, a Notary Public, hereby certify that H.M. Gordon and wife, Ruth Gordon 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 8th day of Oct. 1947.

James C. Findley 2nd
Notary Public
My commission expires January 7, 1951

Filed in the office of the Probate Judge the 9th day of December, 1947 at 4 o'clock P.M. and recorded in in the Deed Record 131 on page 48 on this the 10th day of December, 1947.

L.C. Walker,

NO TAX DUE ON THIS INSTRUMENT Curative purposes

Judge of Probate