

2417

# 330 Federal Stamp

BOOK 159 PAGE 65

STATE OF ALABAMA,

SHELBY COUNTY.

WHEREAS, K. E. McWilliams and Mary McWilliams are husband and wife, but are separated and said Mary McWilliams has filed suit for divorce against said K. E. McWilliams in the Circuit Court of Shelby County, Alabama, in Equity; and

WHEREAS, they have agreed upon a division of certain properties in satisfaction of the rights of homestead and dower, support and maintenance and all other claims said Mary McWilliams might have against said K. E. McWilliams, which are to be consummated and effected by exchange of deeds;

NOW, THEREFORE, in consideration of the premises and the sum of One and no/100 (\$1.00) Dollar, in hand paid to K. E. McWilliams, by said Mary McWilliams, the receipt of which is acknowledged, the said K. E. McWilliams does hereby grant, bargain, sell and convey unto the said Mary McWilliams the following real estate situated in Columbiana, Shelby County, Alabama, viz:

TRACT "A": A part of the Southwest Quarter of the Northwest Quarter of Section 25, Township 21, Range 1 West, described as follows: Beginning at a point on the West line of said last named forty acres and on the South line of Mildred Street and running in a Northeastward direction along the South line of Mildred Street 220 feet to the point of beginning of the lot herein conveyed: Thence continue East along the South line of Mildred Street 90 feet to the Northwest corner of a lot which is herein designated as TRACT "B", thence South and parallel with the West line of the said forty acres a distance of 667 feet to the South line of said forty acres; thence West along the South line of said forty acres, or along a large ditch for a distance of 88.7 feet; run thence North and parallel with the West line of the said forty acres a distance of 635 feet, more or less, to the point of beginning.

TRACT "B": That part of the Southwest Quarter of the Northwest Quarter of Section 25, Township 21 South, Range 1 West, described as commencing at the Southwest corner of said last named forty acres and run thence in an Easterly direction up a ditch a distance of 308 feet to the point of beginning: Run thence North and parallel with the West boundary line of said Section 25, a distance of 667 feet, more or less, to the South side of Mildred Street, formerly known as Milner Street, at a point 310 feet North 69 degrees East of the intersection of the South boundary of said Street with the West boundary of said Section 25; run thence North 69 degrees East along the South boundary of said Street a distance of 80 feet; run thence South and parallel with the West boundary of said Section 25, and along a fence, a distance of 670 feet to the heretofore mentioned ditch; run thence in a Westerly direction down said ditch a distance of 80 feet to the point of beginning.

TRACT "C": A part of the SW 1/4 of NW 1/4 of Section 25, Township 21, Range 1 West, described as follows: Beginning at a point on the west line of said forty acres and on the south line of Mildred Street and running Northeastward along the south line of Mildred Street 220 feet to the point of beginning of the lot herein conveyed, thence continue east along the south line of Mildred Street 90 feet to the NW corner of the lot heretofore conveyed to K. E. McWilliams, thence south and parallel with the west line of said forty acres 667 feet to the south line of said forty acres, thence west along south line of said forty or along a large ditch 88.7 feet, thence north and parallel with the west line of said forty acres 635 feet to the point of beginning.

TRACT "D": That certain lot in the town of Columbiana, Alabama, described as follows: Commencing at a point on the East margin of North Main Street, which point is 330.67 feet north of the point of intersection of the North line of East College Street with the East right of way line of Main Street, measuring along the East margin of Main Street to the point of beginning, which point is marked by the Northwest corner of the Dr. J. H. Crawford office building lot, and which is further marked and located on the South bank of the ditch running in a Westerly direction and intersecting the east line of said Main Street, and from said point run thence North 83 degrees 30 minutes East 150 feet to the point of beginning of the lot herein conveyed, thence North 2 degrees 30 minutes West 41 feet, thence South 83 degrees 30 minutes West 50 feet, thence South 2 degrees 30 minutes East 41 feet, thence North 83 degrees 30 minutes East 50 feet to the point of beginning, with the right of ingress and egress to said property along a presently existing lane or alley leading from Main Street to said property herein conveyed.

The conveyance of Tract "D" is subject to existing lease to Southern Bell Telephone and Telegraph Company and said Mary McWilliams herein named will be entitled to rentals accruing subsequent to the date of this deed.

TO HAVE AND TO HOLD to the said Mary McWilliams, her heirs and assigns forever.

Tract "D" herein conveyed is held under joint survivorship deed by said K. E. McWilliams and said Mary McWilliams and as to said Tract "D" the said K. E. McWilliams does for himself and his heirs, executors and administrators, covenant with the said Mary McWilliams, her heirs and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances, that he has a good right to sell and convey the same as aforesaid; that he will and his heirs, executors and administrators will warrant and defend the same to the said Mary McWilliams, her heirs and assigns forever against the lawful claims of all persons.

This warranty is made to exclude said K. E. McWilliams, his heirs and assigns from advancing any title or interest in said property in the event grantee should die before the death of the grantor herein.

Given under my hand and seal this the 11th day of March, 1953.

K. E. McWilliams (Seal)  
K. E. McWilliams

-3-

STATE OF ALABAMA,  
SHELBY COUNTY.

I, Handy Ellis, a Notary Public State at Large for Alabama, hereby certify that K. E. McWilliams, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21<sup>st</sup> day of March, 1953.

Handy Ellis  
Notary Public State at Large for  
Alabama.

Filed in the office of the Probate Judge on the 2 day of Apr 1953 at 4 O'clock P M.  
and recorded in Deed Book 159 Page 65 this 2 day of Apr 1953.  
Deed Tax 3.00 Mortgage Tax        has been paid.  
L.C. Walker, Judge of Probate