

3024

THE STATE OF ALABAMA)
SHELBY COUNTY)

WHEREAS, K. E. McWilliams and Mary McWilliams were husband and wife, but are now divorced; and

WHEREAS, they have agreed upon a division of certain properties in satisfaction of the right 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 \$1.00, in hand paid to Mary McWilliams, by said K. E. McWilliams, the receipt of which is acknowledged, the said Mary McWilliams does hereby grant, bargain, sell and convey unto the said K. E. McWilliams the following real estate situated in Columbiana, Shelby County, Alabama, viz:-

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 of the lot herein conveyed, which point of beginning of the lot herein conveyed 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 of beginning run North 2 degrees, 30 minutes West 83 feet to the Southwest corner of what is known as the Hall lot, thence North 83 degrees, 30 minutes East 237 feet, thence South 2 deg. 30 minutes East 83 feet, thence South 83 degrees, 30 minutes West 87 feet, 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 South 83 degrees, 30 minutes West to the point of beginning, reserving, however, the right of ingress and egress over existing lane or alley leading from Main Street to the property this day conveyed to Mary McWilliams, the grantor herein.

This deed is given for the sole purpose of correcting the defective description contained in that certain deed from Mary McWilliams to K. E. McWilliams, dated March 11, 1953, and recorded in the Probate Office of Shelby County, Alabama, in Deed Book 159, page 84.

TO HAVE AND TO HOLD to the said K. E. McWilliams, his heirs and assigns forever.

Said land herein conveyed is held under joint survivorship deed by said Mary McWilliams and said K. E. McWilliams and the said Mary McWilliams does for herself and her heirs, executors and administrators, comenant with the

said K. E. McWilliams, his heirs and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances; that she has a good right to sell and convey the same as aforesaid; that she will and her heirs, executors and administrators, will warrant and defend the same to the said K. E. McWilliams, his heirs and assigns forever against the lawful claims of all persons.

This warranty is made to exclude said Mary McWilliams, her 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 28th day of April, 1953.

Mary McWilliams (SEAL)
Mary McWilliams

THE STATE OF ALABAMA)
SHELBY COUNTY)

I, Hardy Eldred, a Notary Public *in and for the state at Large for Alabama*, a Notary Public in and for said County, in said State, hereby certify that Mary 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand, this 28 day of April, 1953.

Hardy Eldred
Notary Public

Filed in the office of the Probate Judge on the 28 day of Apr 19 53 at 11 o'clock AM.
and recorded in Deed Book 160 Page 36 this 29 day of Apr 19 53
Deed Tax _____ Mortgage Tax _____ has been paid.
L.C. Walker, Judge of Probate