

State of Alabama

BOOK

189

PAGE 414

KNOW ALL MEN BY THESE PRESENTS,

SHELBY

County

That in consideration of correcting description of real estate in deed ~~XXXXXX~~  
recorded in Vol. 3644, Page 147, Probate Office of Jefferson County, Alabama  
to the undersigned grantors Walter H. Blaney and Annie D. Blaney

in hand paid by John A. Sandner and Lena K. Sandner

the receipt whereof is acknowledged We the said Walter H. Blaney and wife, Annie D. Blaney

do grant, bargain, sell and convey unto the said John A. Sandner and Lena K. Sandner

the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 21, in the Survey of Cahaba River Estates, as recorded in Map Book 3 Pages 32 & 33, in the Bessemer Division of the Office of the Judge of Probate of Jefferson County, Alabama, the same being situated in Shelby County, Alabama. Mineral and mining rights excepted.

This conveyance is executed to correct the discription of real estate described in deed from Cahaba River Estates, Inc. to Lena K. Sandner and recorded in Vol. 3644, Page 147 in the Probate Office of Jefferson County, Alabama.

The Cahaba River Estates, Inc., was formally dissolved by Walter H. Blaney and Minnie P. Donnelly, who were all the stockholders of said corporation. Minnie P. Donnelly is now deceased, leaving the undersigned Annie D. Blaney as her only child and heir.

( The said property being the same as Lot 21, according to the Map and Plat of Cahaba River Estates, as recorded in Map Book 3, Page 11 in the Office of the Judge of Probate of Shelby County, Alabama)

TO HAVE AND TO HOLD, To the said John A. Sandner and Lena K. Sandner, and their heirs and assigns forever.

And We do, for ourselves and for our heirs, executors and administrators, covenant with the said John A. Sandner and Lena K. Sandner and their

heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that We have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said John A. Sandner and Lena K. Sandner and their

heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, We have hereunto set our hands and seal, S  
this 30<sup>th</sup> day of September, 1957.

WITNESSES:

*Walter H. Blaney* (Seal.)  
Walter H. Blaney

*Annie D. Blaney* (Seal.)  
Annie D. Blaney

State of

ALABAMA

JEFFERSON

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Walter H. Blaney and wife, Annie D. Blaney

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 and official seal this 30<sup>th</sup> day of September, 1957.

*E. R. McDavid Jr.*  
Notary Public

STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within deed  
was filed for record the 12 day of Sept, 1957 at 2 o'clock, P.M.  
and recorded in Book 127 Page 414, and the Mortgage Tax of  
Deed Tax of 50 has been paid.

Notary Public  
L.C. Walker