

WARRANTY DEED

BOOK 199 PAGE 485

Shelby County Printing & Publishing Co., Columbiana, Ala.

FILED 10 MARCH 1959

STATE OF ALABAMA
SHELBY COUNTY

ACT NO. 769

I hereby certify that no Deed Tax has been collected on this instrument.

The State Of Alabama
SHELBY County

Conrad M. Fowler
Judge of Probate

"TAX EXEMPT"

Know all men by these presents, That in consideration of ONE DOLLAR and other good and valuable considerations----- DOLLARS

to the undersigned grantors William Timothy Kroell and wife, Annette Kroell

in hand paid by Walton Joseph Kroell

the receipt whereof is acknowledged we the said William Timothy Kroell and wife,

Annette Kroell do grant, bargain, sell and convey unto the said

Walton Joseph Kroell

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

That certain tract or parcel of land, together with buildings and improvements situated thereon, located and situated in the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 3, Township 24, Range 12 East, more particularly described as follows: "Begin at the point where the Eastern boundary of 'Gardner Street' intersects with the Southern boundary of the Montevallo and Calera Highway, or Highway No. 25, and run in an Easterly direction along said boundary of said highway, a distance of 490 feet, more or less, to the Northeast corner of 'Otis Bean's Lot', for the point of beginning of the parcel herein conveyed; thence run in a Southerly direction, perpendicular to said boundary of said highway, 200 feet, to the Southeast corner of said Bean Lot; thence in a Westerly direction parallel with said boundary of said highway 150 feet to the Eastern boundary of a Street; thence Southerly along said Eastern boundary of said street to the Southern boundary of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of section 3, Township 24, Range 12 East, thence, in an Easterly direction along said Southern boundary of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$, 300 feet, to the Western boundary of a street; thence in a Northerly direction along said Western boundary of said last named street to the Southern boundary of said highway Number 25; thence in a Westerly direction along said southern boundary 150 feet, to the point of beginning of the parcel herein conveyed."

This deed is executed to correct error in the description contained in deed between the parties hereto dated September 22, 1952 and recorded in Deed Book 156 at page 335 in the Office of Judge of Probate, Shelby County, Alabama.

To have and to hold To the said Walton J. Kroell, his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Walton J. Kroell, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all incumbrances; 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 Walton J. Kroell, his

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

In witness whereof we have hereunto set our hands and seal S, this 13th. day of February, 1959.

WITNESSES:

Mrs. M. H. Holcombe
Mrs. Van H. Wells
Mrs. J. S. Greaves

William Timothy Kroell (Seal)
Annette Kroell (Seal)
(Seal)
(Seal)

Tennessee
The State Of ~~Alabama~~
Shelby County

I, Sara L. Ogden
Notary Public

and ~~Notary Public~~ in and for said County, in said State, hereby certify that William Timothy Kroell and wife, Annette Kroell 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this 13th day of February, A.D., 1959.

FILED 10 MARCH 1959

Sara L. Ogden
My Commission expires 1-17-1961

STATE OF ALABAMA, SHELBY-COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed for record the 10 day of March 1959 at 8 o'clock 10 M. and recorded in Deed Record 149, at page 485. The Mortgage Tax Deed Tax has been paid.
Conrad M. Fowler
Judge of Probate

the grantor voluntarily

presence and in the presence of the other subscribing witness, on the day the