

2328

STATE OF ALABAMA)

JEFFERSON COUNTY)

FILED 10 MARCH 1959

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, J. L. Mooney, who at the time of his death owned that portion of the $SE\frac{1}{4}$ of the $SW\frac{1}{4}$ and the $W\frac{1}{2}$ of the $SE\frac{1}{4}$ and the $W\frac{1}{2}$ of the $E\frac{1}{2}$ of the $SE\frac{1}{4}$ of Section 26, Township 21, Range 1 East, Shelby County, Alabama, as is more particularly described in the deeds of partition recorded in Volume 177, page 126 and Volume 177, page 133, in the Office of the Judge of Probate of Shelby County, Alabama, and was not survived by a widow, but was survived by five daughters, who are: Vonzelle Shrader, Bonnie Whitley, Louvene Dexter, Ruth Pierson and Kathleen Flood, and two sons, who are: E. C. Mooney and S. L. Mooney, and by three granddaughters who were the children of Ethel White, deceased, who was a daughter of J. L. Mooney, deceased, said granddaughters being Gladys Scudder, Mildred Brock and Helen Jones. The said J. L. Mooney was not survived by any other child nor by any other descendants of any deceased child and, therefore, the said five daughters, two sons and three granddaughters constituted his sole heirs at law; and

WHEREAS, by deed recorded in Volume 177, page 126, in the Office of the Judge of Probate of Shelby County, Alabama, and the deed recorded in Volume 177, page 124, in the Office of the Judge of Probate of Shelby County, Alabama, Vonzelle Shrader, Gladys Scudder, Mildred Brock, Helen Jones, E. C. Mooney and Louvene Dexter acquired what purports to be an undivided one-sixth ($1/6$) interest in the hereinafter described real estate, but through error of the scrivener in preparing the deeds the correct interest of the grantees under said deeds was not shown; and

WHEREAS, the correct undivided interest of the grantees acquired under the deed recorded in Volume 177, page 124 were as follows:

Vonzelle Shrader, an undivided $1/4$ interest
E. C. Mooney, an undivided $1/4$ interest
Louvene Dexter, an undivided $1/4$ interest
Gladys Scudder, an undivided $1/12$ interest
Mildred Brock, an undivided $1/12$ interest
Helen Jones, an undivided $1/12$ interest

WHEREAS, it is now the desire of E. C. Mooney to convey unto Louvene Dexter all of his right, title and interest in the hereinafter described property;

NOW, THEREFORE, in consideration of the sum of Two Thousand and No/100 (\$2,000.00) Dollars, to the undersigned grantor E. C. Mooney, in hand paid by Louvene Dexter, the receipt whereof is acknowledged, we, the said E. C. Mooney and wife, Alice Mooney do grant, bargain, sell and convey unto the said Louvene Dexter all of my right, title and interest (being an undivided $1/4$ interest) in the following described real estate situated in Shelby County, Alabama, to-wit:

That part of the $SE\frac{1}{4}$ of $SW\frac{1}{4}$ lying SE of Shelby Spring dirt road and that part of the West $\frac{1}{2}$ of $SE\frac{1}{4}$ lying SE of Shelby springs dirt road, and that part of the West $\frac{1}{2}$ of East $\frac{1}{2}$ of $SE\frac{1}{4}$ lying SE of Shelby Springs Dirt road and SW of L. & N. Railroad, in Section 26, Township 21, Range 1 West, containing 94 acres more or less, except:

1. That part lying along the western side of the L. & N. Railroad right-of-way and extending southwardly a distance of 300 feet along said railroad right-of-way and lying on the southerly side of the Calera-Columbiana Highway and extending 150 feet along said Highway, being a parrallelogram 150 feet by 300 feet and being the same property heretofore conveyed to the Gulf Refining Company; and
2. Except that roughly briangular strip heretofore sold to Sam Stinson and more particularly described as follows: Commence at the NW corner of the property heretofore conveyed to the Gulf Refining Company; thence run southwardly 150 feet along the west boundary of said Gulf Refining Company property; thence turn at an angle to the right of 90 degrees and run westerly 10 feet; thence turn at an angle to the right 72 degrees 40 minutes and run northwesterly 130.9 feet to a point in the SE line of the Calera-Columbiana Highway; thence turn to the right and run along the southeasterly line of said Highway a distance of 55 feet to the point of beginning; and
3. Except that parcel of land approximately 11 acres conveyed heretofore by Mrs. Vonzelle Shrader and husband, T. W. Shrader, Mrs. Gladys Scudder and husband, Henry Scudder, Mrs. Mildred Brock and husband, Milton Brock, Mrs. Helen Jones and husband, Wesley Jones, E. C. Mooney and wife, Alice Mooney, Mrs. Bonnie Whitley and husband, L. O. Whitley, and Mrs. Louvene Dexter and husband, O. G. Dexter to Mrs. Ruth Pierson, S. L. Mooney and Mrs. Kathleen Flood, all of which said property is situated in Shelby County, Alabama.
4. Except that parcel of land of approximately 16.4 acres heretofore conveyed by Mrs. Vonzelle Shrader and husband, T. W. Shrader, Mrs. Gladys Scudder and husband, Henry Scudder, Mrs. Mildred Brock and husband, Milton Brock, Mrs. Helen Jones and husband, Wesley Jones, E. C. Mooney and wife, Alice Mooney, Mrs. Bonnie Whitley and husband, L. O. Whitley, and Mrs. Louvene Dexter and husband, O. G. Dexter to S. L. Mooney, situated in Shelby County, Alabama.

To Have and To Hold, To the said Louvene Dexter, her heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Louvene Dexter, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except ad valorem taxes for 1959 due October 1, 1959; 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 Louvene Dexter, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 24th day of February, 1959.

E. C. Mooney (SEAL)
E. C. Mooney

Alice Mooney (SEAL)
Alice Mooney

STATE OF ALABAMA)

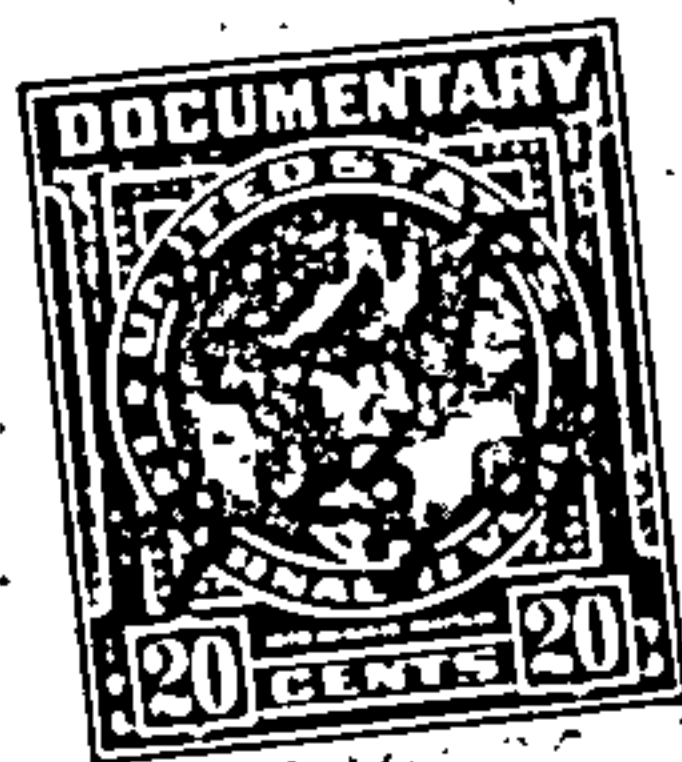
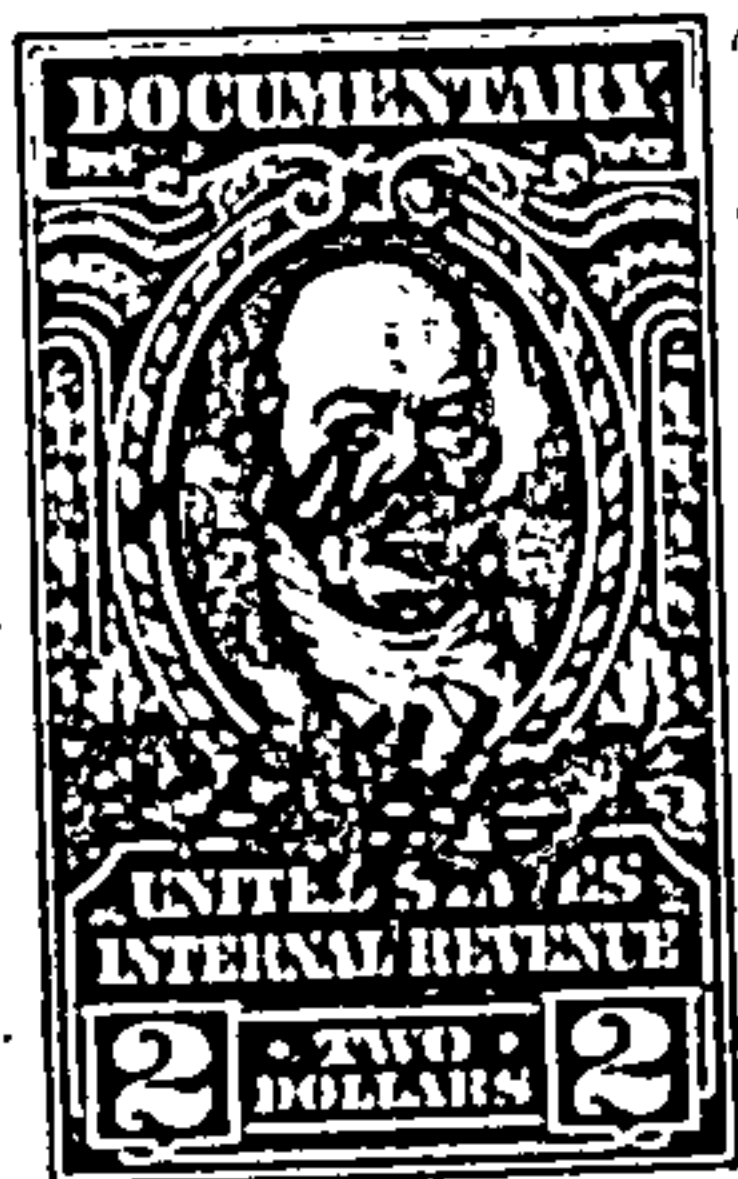
JEFFERSON COUNTY)

I, J. D. Spidle, Jr., a Notary Public in and for said County, in said State, hereby certify that E. C. Mooney and wife, Alice Mooney, 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 and seal, this 24th day of February, 1959.

J. D. Spidle, Jr.
Notary Public

Notary Public, State of Alabama at Large
My commission expires July 12, 1961
Bonded by Employers Liability Assurance Corporation



FILED 10 MARCH 1959

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 May , 19 59 at 2 o'clock PM and recorded in Book Record 199 , at page 488 . The Mortgage Tax Deed Tax 2.00 has been paid.

Conrad M. Fowler
Judge of Probate