

The State Of Alabama

SHELBY County

939

Know all men by these presents, That in consideration of One and no /100 DOLLARS

to the undersigned grantor Karl Nickerson, Executor of the Estate of A.B. Nickerson in hand paid by Ossie Lee Allen and wife, Anna Mae Allen

the receipt whereof is acknowledged I the said Karl Nickerson, Executor of the Estate of A.B. Nickerson do grant, bargain, sell and convey unto the said Ossie Lee Allen and wife, Anna Mae Allen

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

From the Northwest corner of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 1, Township 21 South, Range 3 West, run South along the West boundary line of the said NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Sec. 1, T. 21 S., R. 3 W. for 210.0 feet; Thence turn an angle of 88 Degrees, 36 Minutes to the left and run Easterly 450.0 feet to the point of beginning of the land herein described; Thence turn an angle of 88 Degrees, 30 Minutes to the right and run Southerly 420.0 feet; Thence turn an angle of 88 Degrees, 33 Minutes to the left and run Easterly 75.0 feet; Thence turn an angle of 91 Degrees, 27 Minutes to the left and run Northerly 420.0 feet; Thence turn an angle of 88 Degrees, 30 Minutes to the left and run Westerly 75.0 feet, more or less, to the point of beginning.

This being a part of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 1, Township 21 South, Range 3 West and being 0.723 acres more or less.

EXCEPTING HOWEVER, from the above described land the Right of Way of U.S. 31 Highway as now located.

The purpose of this Deed is to correct errors in the description of the Deed from the Grantors herein to the Grantees herein recorded in Record of Deeds, Volume 164, Page 125, in the Probate Office of Shelby County, Alabama.

STATE OF ALABAMA  
SHELBY COUNTY

ACT NO. 769  
I hereby certify that no Deed Tax has been collected on this instrument.

Conrad M. Stouffer  
Judge of Probate

"TAX EXEMPT"

BOOK 212 PAGE 513

To have and to hold To the said Ossie Lee Allen and wife, Anna Mae Allen

heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with the said Ossie Lee Allen and wife, Anna Mae Allen

heirs and assigns, that I am lawfully seized in fee simple of said premises;

that they are free from all incumbrances; that I do have a good right to

sell and convey the same as aforesaid; that I do will, and for my heirs, executors

and administrators shall, warrant and defend the same to the said

Ossie Lee Allen and wife, Anna Mae Allen

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

In witness whereof I have hereunto set my hands and seal S, this

29 day of Oct., 1960

WITNESSES:

Earl R. Daniel

Karl Nickerson  
Executor of the Estate of  
K.B. Nickerson

(Seal)

(Seal)

(Seal)

(Seal)

The State Of Kentucky  
Alabama  
CAMPBELL County

I, WARREN J. KENNEDY

a Notary Public

in and for said County, in said State, hereby certify that Karl Nickerson, Executor of the Estate of K.B. Nickerson

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, in his capacity has executed the same voluntarily on the day the same bears date.

Given under my hand this 29 day of OCT, A.D. 1960

My Commission Expires  
May 6, 1963

Warren J. Kennedy  
A Notary Public

FILED 25 NOVEMBER 1960

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed  
for record in this office on the 29 day of Nov 1960 at 8:45 M. o'clock and  
recorded in deed Book 272 at page 200 on the 29 day of Nov 1960.  
Mortgage Tax 50 Deed Tax 50 has been paid.

Conrad M. Fowler  
Judge of Probate

in and for said County, in said State, hereby certify that  
subscribing witness to the foregoing conveyance, known  
to me, appeared before me this day, and being sworn, stated that