

STATE OF ALABAMA X
COUNTY OF SHELBY X

4089

THIS INDENTURE, made and entered into on this 15 day of April, 1975, by and between WILLIAM T. MAXWELL and wife, MARY L. MAXWELL, VERNA L. MAXWELL LANDRY and husband, MAURICE LANDRY, HELEN M. ANDREWS and husband, CLARENCE ANDREWS, NITA M. GALATAS LANDWEHR and husband, LOU LANDWEHR, C. W. MAXWELL and wife, JEAN MAXWELL and NELLIE M. HODGENS and husband, CECIL L. HODGENS, as Party of the First Part, and G. P. LILES and MARGARET LILES, husband and wife, as Party of the Second Part.

W I T N E S S E T H

THAT, WHEREAS, the hereinafter described property was conveyed by RICHARD W. COST and wife, EUNICE COST, to M. C. MAXWELL and his wife, CORA MAXWELL, by Warranty Deed dated February 7, 1942, filed for record in the Probate Office of Shelby County, Alabama, February 11, 1942, and recorded in Record Book 115 at Page 24; and,

WHEREAS, CORA MAXWELL died intestate in Shelby County, Alabama, on October 23, 1957, there being no administration on her estate and all debts of her estate having been paid in full and her estate not being subject to Federal Estate Tax and State of Alabama inheritance tax; and,

WHEREAS, the only heirs at law and next of kin of CORA MAXWELL were M. C. MAXWELL, the widower, and WILLIAM T. MAXWELL, a son, VERNA L. MAXWELL LANDRY, a daughter, HELEN M. ANDREWS, a daughter, NITA M. GALATAS LANDWEHR, a daughter, C. W. MAXWELL, a son, and NELLIE M. HODGENS, a daughter, there being no issue of deceased children at the time of the death of the said CORA MAXWELL; and,

WHEREAS, by Deed filed for record in the Probate Office of Shelby County, Alabama, on August 15, 1958, and recorded in Record Book 194 at Page 472, the hereinafter described property was purportedly conveyed to G. P. LILES and wife, MARGARET LILES, by M. C. MAXWELL, a widower, and by the hereinabove named other heirs

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at law and next of kin of CORA MAXWELL and their respective spouses if any; and,

WHEREAS, the hereinabove described Deed failed to properly set forth the names of all grantors in the granting clause thereof and certain of the acknowledgements therein failed to reflect the marital status of certain of the purported grantors, or were otherwise deficient; and,

WHEREAS, it is the desire of the Party of the First Part to correct any deficiencies in the title of the Party of the Second Part to the hereinafter described property occasioned by the improper execution of the hereinabove described Deed.

NOW, THEREFORE, in consideration of the premises and in consideration of the sum of ONE DOLLAR (\$1.00), cash in hand paid the Party of the First Part by the Party of the Second Part, the receipt whereof is, upon the delivery of these presents, hereby acknowledged, the Party of the First Part do hereby remise, release, quit-claim and convey unto the Party of the Second Part, all their right, title, interest and claim in or to the following described property, situate, lying and being in Shelby County, State of Alabama, to-wit:

Commence at the Northeast corner of the NW 1/4 of Section 25, Township 20, Range 3 West and run thence South 2 degrees 30 minutes east 644.5 feet to the point of beginning; run thence South 2 degrees 30 minutes east 230 feet; thence run south 89 degrees 45 minutes west 1369.7 feet to the East right of way line of the Birmingham Montgomery Highway; run thence North 20 degrees 15 minutes west with said right of way line a distance of 240.5 feet; thence north 89 degrees 45 minutes east a distance of 1419 feet to point of beginning and situated in the NE 1/4 of NW 1/4 of Section 25, Township 20, Range 3 West, and containing 7.35 acres, more or less.

LESS AND EXCEPT, any and all easements, rights of way and line permits heretofore granted and of record in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the aforegranted premises to the Party of the Second Part, their heirs and assigns, forever.

IN WITNESS WHEREOF, the Party of the First Part have hereunto set their hands and seals on this the day and date first

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above written.

William T. Maxwell (SEAL)
WILLIAM T. MAXWELL

Mary L. Maxwell (SEAL)
MARY L. MAXWELL

Verna L. Maxwell Landry (SEAL)
VERNA L. MAXWELL LANDRY

Maurice Landry (SEAL)
MAURICE LANDRY

Helen M. Andrews (SEAL)
HELEN M. ANDREWS

Clarence Andrews (SEAL)
CLARENCE ANDREWS

Nita M. Galatas Landwehr (SEAL)
NITA M. GALATAS LANDWEHR

Lou Landwehr (SEAL)
LOU LANDWEHR

C. W. Maxwell (SEAL)
C. W. MAXWELL

Jean Maxwell (SEAL)
JEAN MAXWELL

Nellie M. Hodgens (SEAL)
NELLIE M. HODGENS

Cecil L. Hodgens (SEAL)
CECIL L. HODGENS



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Shelby Cnty Judge of Probate, AL
04/23/1975 12:00:00AM FILED/CERT

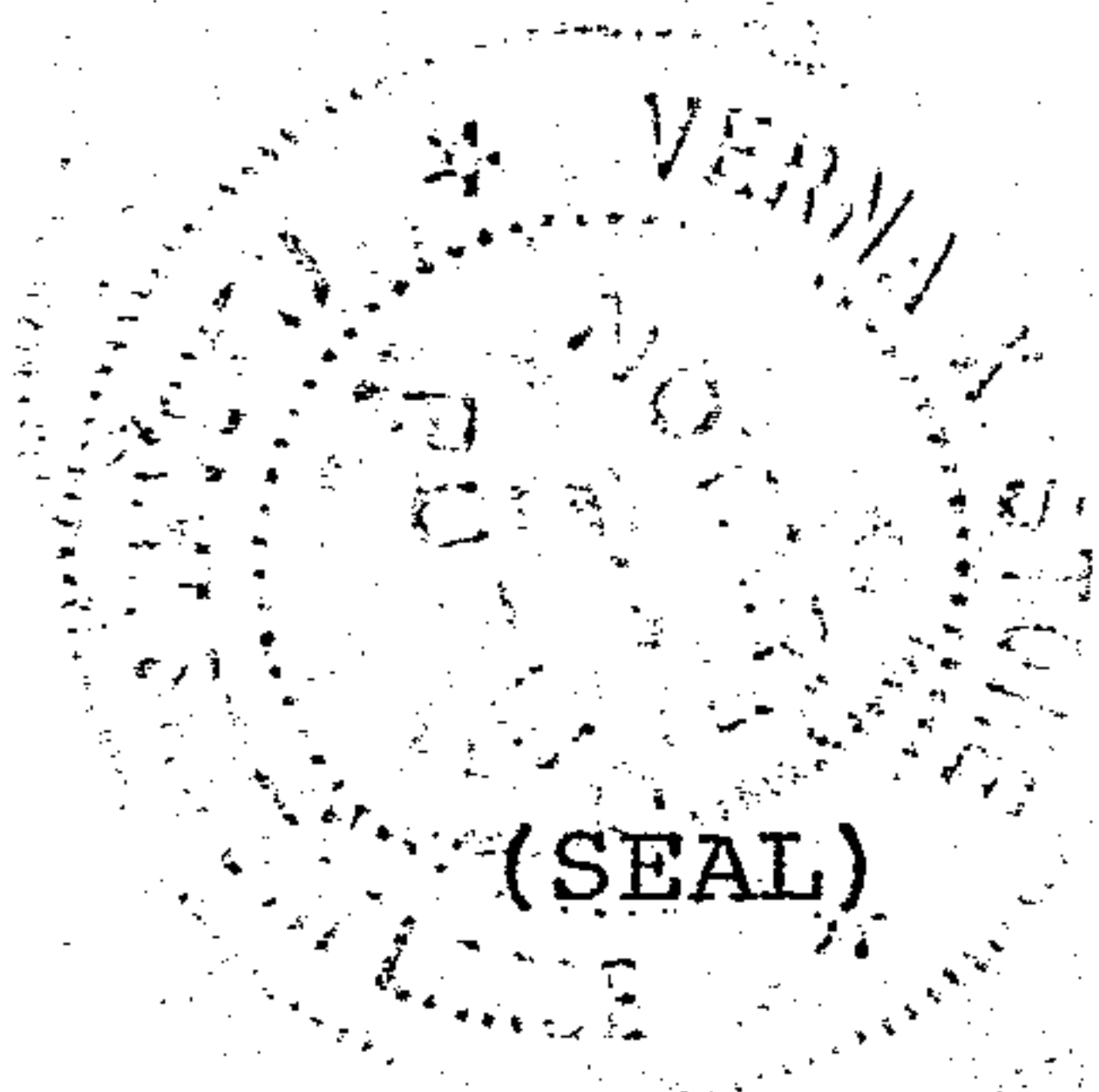
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STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said State and County, do hereby certify that WILLIAM T. MAXWELL and wife, MARY L. MAXWELL, 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 said conveyance, they executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND SEAL this the 19th day of
April, 1975.



Verna K. Stare
Notary Public

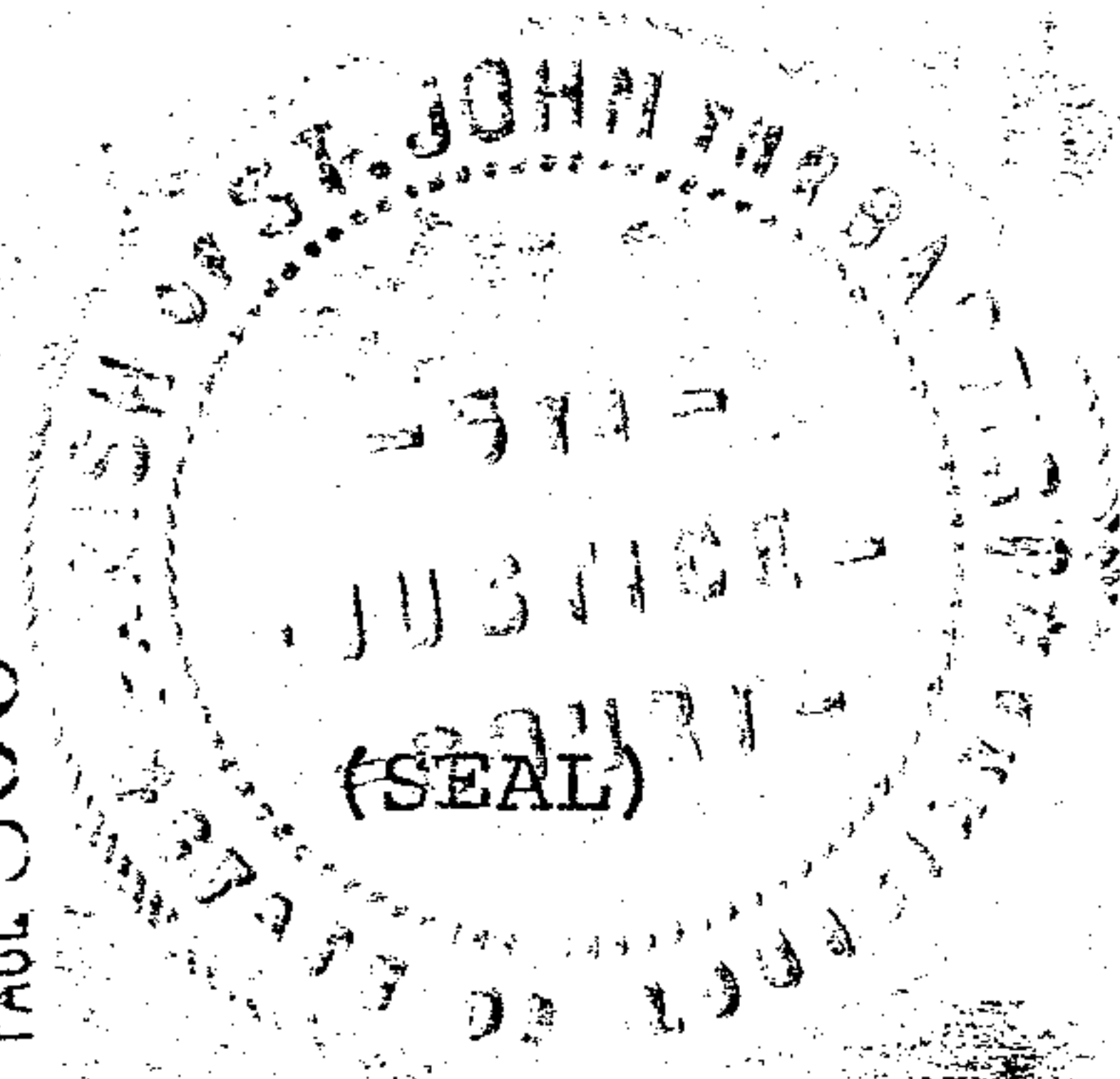
My Commission Expires: 7-20-75

STATE OF LOUISIANA

PARISH OF ST. JOHN

I, the undersigned authority, Judge of the 5th Justice Court a ~~Notary Public~~ in and for
said State and Parish, do hereby certify that VERNA L. MAXWELL
LANDRY and husband, MAURICE LANDRY, 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 said convey-
ance, they executed the same voluntarily on the day the same bears
date.

GIVEN UNDER MY HAND AND SEAL this the 21 day of
April, 1975.



Eleanor M. Smith J.P.
Notary Public Judge of the 6th Justice Court of St. John Parish
My Commission Expires: 1976



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Shelby Cnty Judge of Probate, AL
04/23/1975 12:00:00AM FILED/CERT

STATE OF ALABAMA X

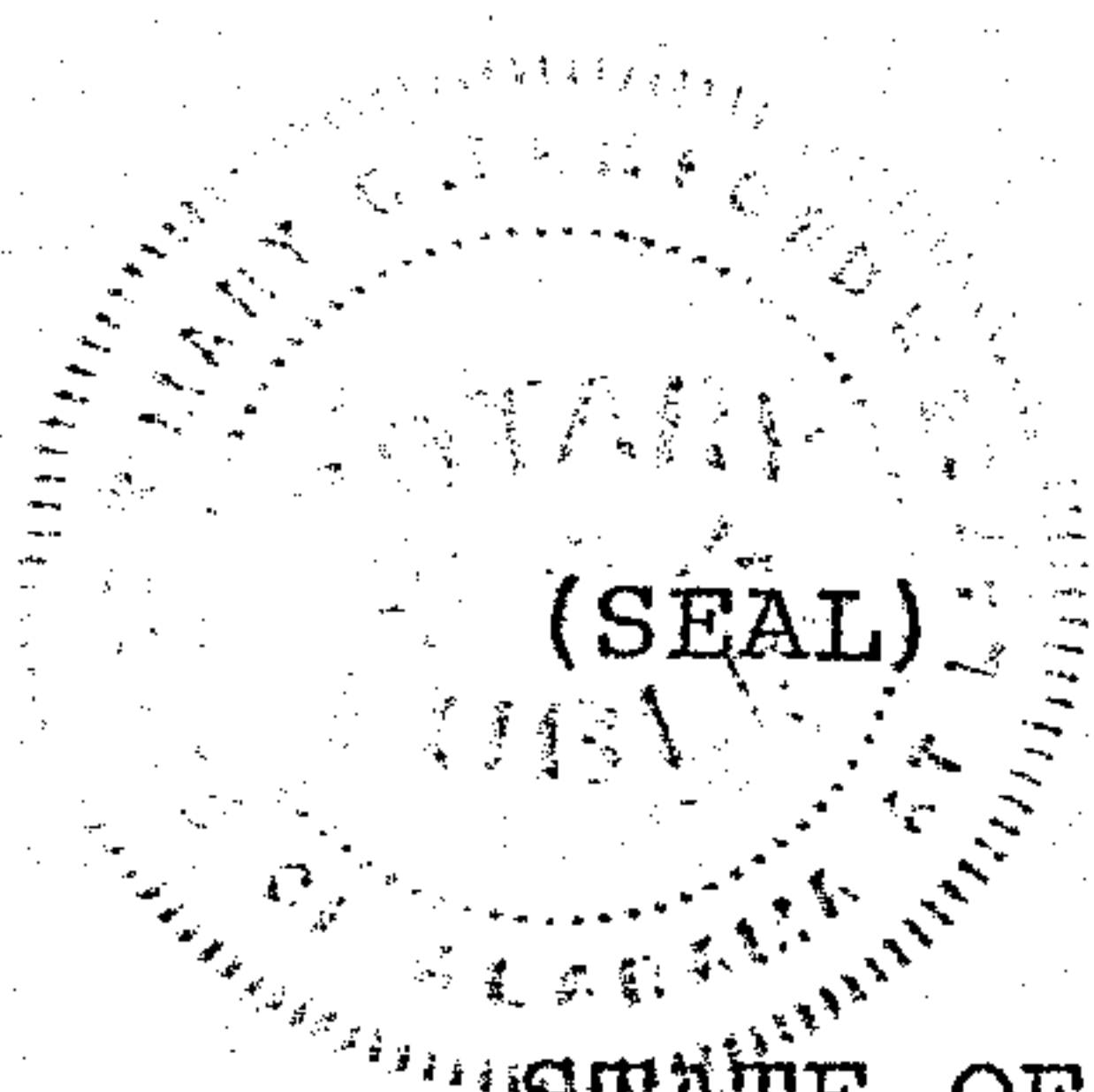
COUNTY OF AUTAUGA X

I, the undersigned authority, a Notary Public in and for
said State and County, do hereby certify that HELEN M. ANDREWS and
husband, CLARENCE ANDREWS, 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 said conveyance, they
executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND SEAL this the 15th day of
April, 1975.

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Mary C. Sanford
Notary Public

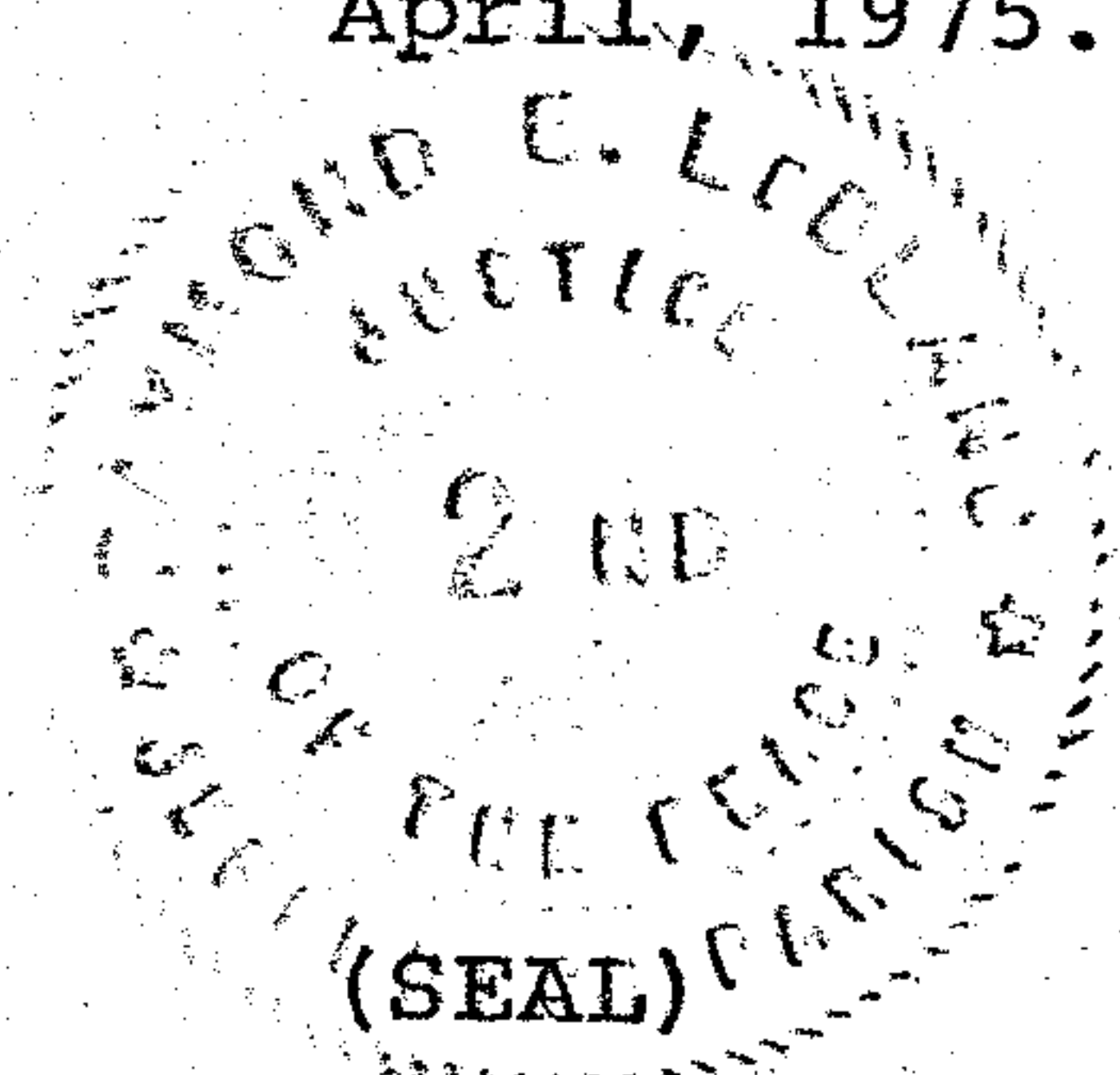
My Commission Expires: My Commission Expires May 25, 1975

STATE OF LOUISIANA

PARISH OF Jefferson

I, the undersigned authority, Judge of the 2nd District Court
~~a Notary Public~~ in and for
said State and Parish, do hereby certify that NITA M. GALATAS
LANDWEHR and husband, LOU LANDWEHR, 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 said convey-
ance, they executed the same voluntarily on the day the same bears
date.

GIVEN UNDER MY HAND AND SEAL this the 21st day of
April, 1975.



Raymond E. LeBlanc
Notary Public Judge of the 2nd District Court
Parish of Jefferson
My Commission Expires: June, 1976

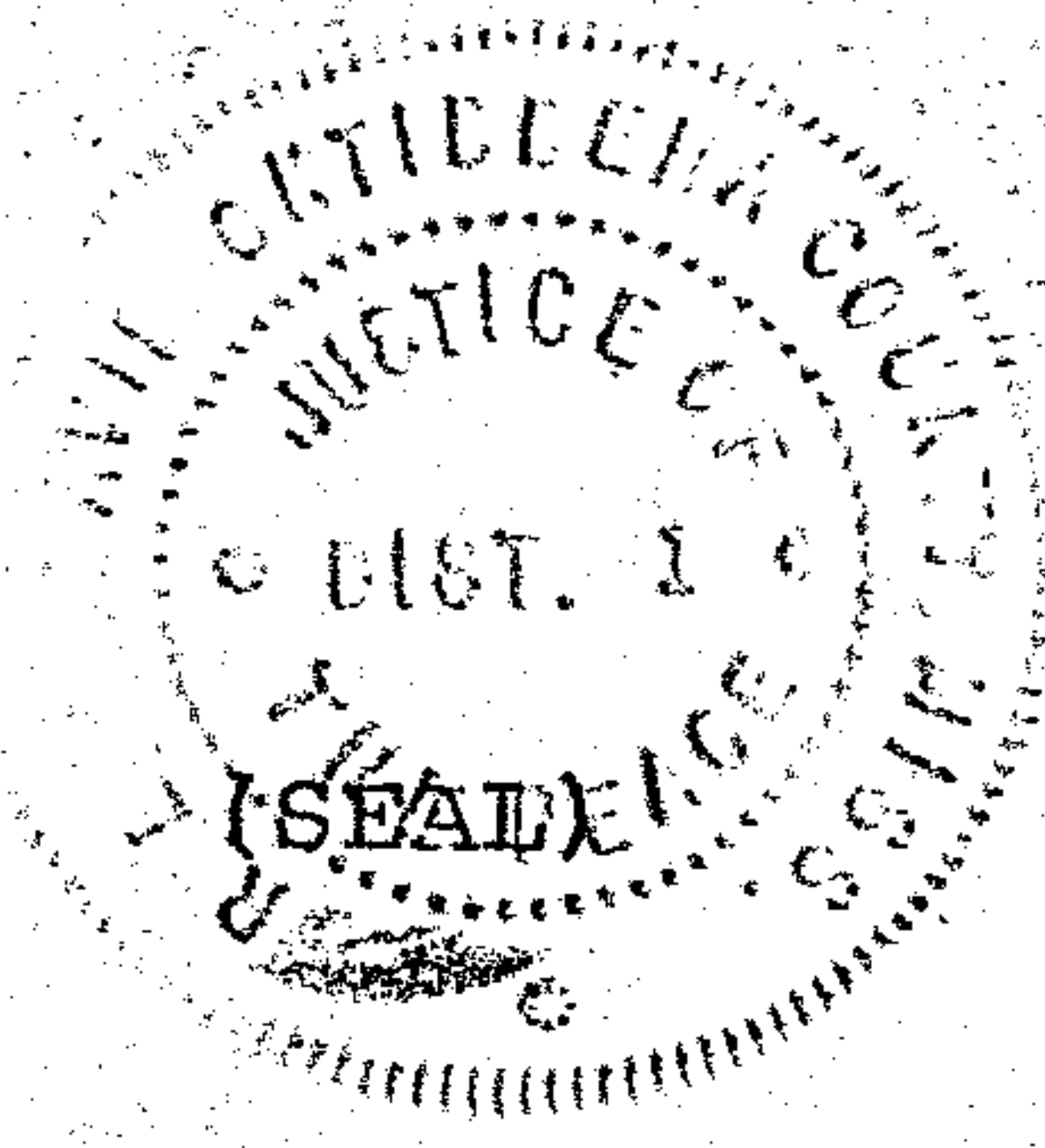
STATE OF MISSISSIPPI

COUNTY OF OKTIBBEHA

I, the undersigned authority, Judge of the 1st District Court
~~a Notary Public~~ in and for
said State and County, do hereby certify that C. W. MAXWELL and
wife, JEAN MAXWELL, 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 said conveyance, they executed
the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND SEAL this the 15th day of
April, 1975.

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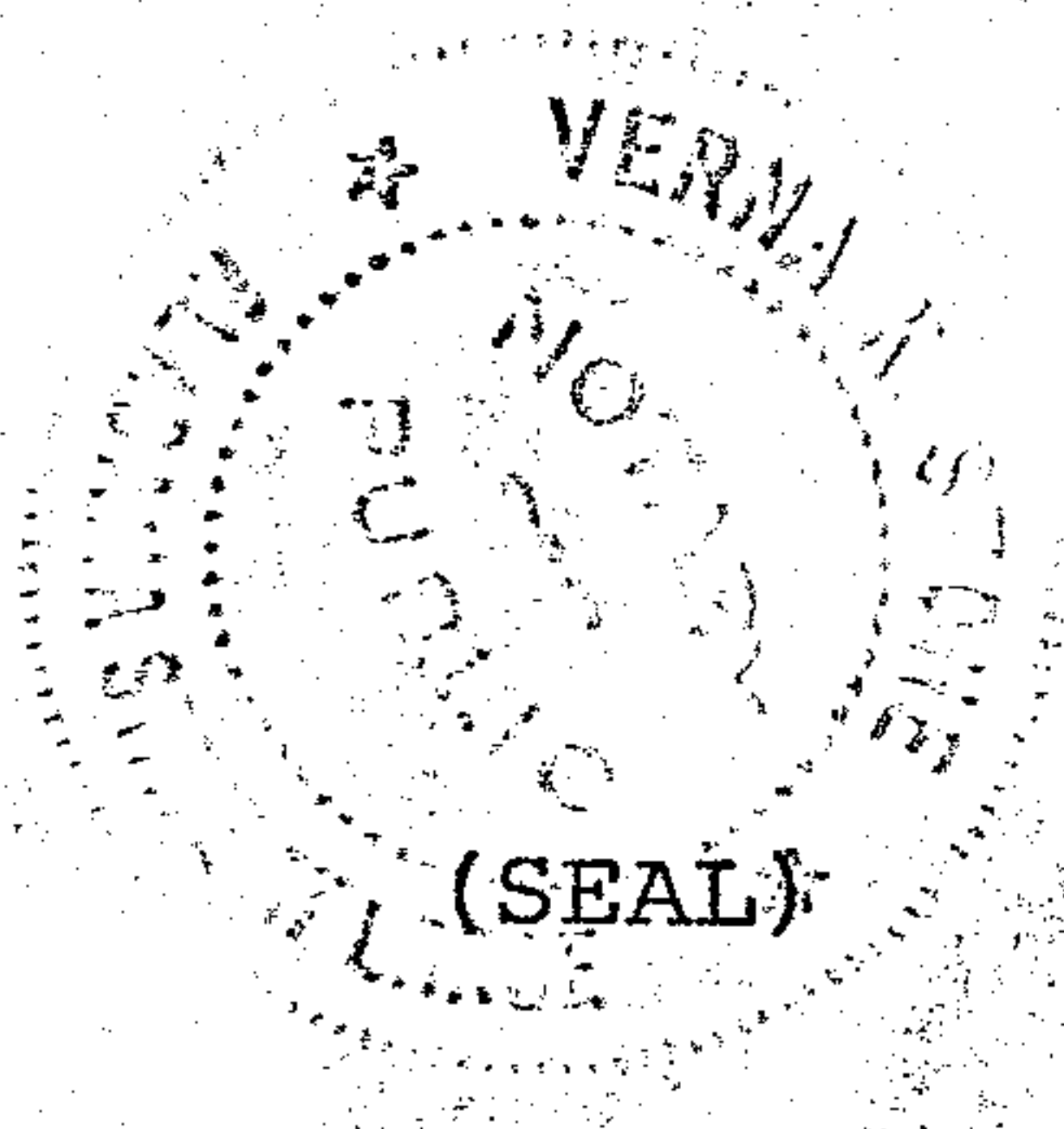
R. L. McRae
Notary Public Judge of the 1st District Court
County of Oktibbeha
My Commission Expires: June 76

STATE OF ALABAMA

COUNTY OF

I, the undersigned authority, a Notary Public in and for said State and County, do hereby certify that NELLIE M. HODGENS and husband, CECIL L. HODGENS, 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 said conveyance, they executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND SEAL this the 19th day of April, 1975.



Verna K. Stone
Notary Public

My Commission Expires: 7-20-75

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 APR 23 AM 11:53
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Cecil C. Jackson, Jr.
JUDGE OF PROBATE

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Shelby Cnty Judge of Probate, AL
04/23/1975 12:00:00AM FILED/CERT

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THIS INSTRUMENT WAS PREPARED BY:
Cecil C. Jackson, Jr.
JACKSON & SIKES-ATTORNEYS AT LAW
P. O. BOX 1308 SELMA, AL 36703