

QUITCLAIM DEED

10597

State of Alabama)

Shelby County)

19770705000067370 1/3 \$.00
Shelby Cnty Judge of Probate, AL
07/05/1977 12:00:00AM FILED/CERT

This Indenture, made and entered into on this the 30th day of June, 1977, by and between Lynn Deitz Argo, as Executrix of the last will and testament of L. T. Bounds of Shelby County, Alabama, deceased, as party of the first part, and A. Grey Till, Jr. and wife, Jane Beason Till, as parties of the second part, WITNESSETH:

THAT, WHEREAS, L. T. Bounds died in Shelby County, Alabama on the 5th day of July, 1976, and his last will and testament was admitted to probate by the Probate Court of Shelby County, Alabama; and that, in said last will and testament, Lynn Deitz Argo was nominated Executrix thereof, and Letters Testamentary were duly issued to her, and she is still acting in such capacity; and

WHEREAS, the said L. T. Bounds did, on or about the following three (3) occasions execute and deliver to Leonard E. Ogletree and Fannie Lou Ogletree, under whom the parties of the second part hereto claims, for the consideration therein mentioned, a conveyance of certain lands in Shelby County, Alabama, hereinafter more particularly described, which three (3) conveyances are evidenced by warranty deeds dated:

- (i) on the 27th day of July, 1969, and recorded in the Probate office of Shelby County, Alabama at Book 259, Page 255;
- (ii) on the 10th day of September, 1970, and recorded in said Probate office at Book 263, Page 881; and
- (ii.) on the 8th day of October, 1970, and recorded in said Probate office at Book 264, Page 789; and

WHEREAS, in each of the aforesaid conveyances, by mistake, the grantor therein, L. T. Bounds, referred to a certain point as the NW corner of the NW 1/4 of the SW 1/4 of Section 36, Township 20 South, Range 2 West, in defining the point of origin of the parcel of land described therein, which point, upon subsequent survey, has been determined not to be the true NW corner of said 1/4 - 1/4 section; and

WHEREAS, in the aforesaid conveyance dated the 10th day of September, 1970, by mistake, the words of description "thence turn South and run for a distance of 210 feet along said County Road Right of Way, thence turn West and run a distance of 285 feet," were written instead of the words "thence turn South and run for a distance of 220 feet along said County Road Right of Way, thence turn West and run a distance of 276 feet,"; and

WHEREAS, in the aforesaid conveyance dated the 8th day of October, 1970, by mistake, the words of description "and run thence East 370 feet," were written instead of the words "and run thence East 360 feet,"; and

WHEREAS, to prevent difficulties hereafter, and to permit recordation of a deed which reflects the true intention and agreement of the parties to the aforesaid conveyances in every respect, it is expedient to correct these errors;

NOW, THEREFORE, Witnesseth: That in consideration of the premises and one dollar to her paid by the parties of the second part, receipt of which

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is hereby acknowledged, the party of the first part, as Executrix of the estate of L. T. Bounds, has hereby remised, released, quitclaimed and conveyed, and by these presents does remise, release, quitclaim, and convey to the said parties of the second part, xxxxxxxxxxxxxxxxxxxxxxxx forever, all right, title and interest and claim which the said L. T. Bounds, deceased, had at the time of his death in or to the following described tract of real estate situated in Shelby County, State of Alabama, said tract being that same tract of land consisting of the three (3) adjoining parcels of land heretofore conveyed by L. T. Bounds to Leonard E. Ogletree and Fannie Lou Ogletree by the three (3) conveyances more particularly identified hereinabove, as corrected as set forth herein, to-wit:

Commence at the NW corner of NW1/4 of SW1/4 of Section 36, Township 20 South, Range 2 West and run thence East 7.00 feet to a point; thence turn right and run South a distance of 99.50 feet, more or less, to the point of intersection of a north-south fence with an east-west fence, said point being marked by a round creasote corner fence post (previously marked by an old 4" by 4" fence post) establishing the Southeast corner of the Dr. Larry Britt property, and being further defined as the point heretofore accepted as the aforesaid NW corner of NW1/4 of SW1/4 of the aforesaid Section 36; thence easterly along the heretofore accepted north boundary of said 1/4 - 1/4 section 150.00 feet, more or less to the east boundary of a dirt road, said point being the northwest corner of the Ogletree Property; thence southerly along said east boundary of a dirt road and the west boundary of said Ogletree property 420.00 feet, more or less, to the southwest corner of said Ogletree property, said point being the point of beginning; thence continue southerly along said east boundary of a dirt road 420.00 feet, more or less to the northwest corner of the Berry property; thence easterly along a north boundary of said Berry property 210.00 feet; thence northerly along a west boundary of said Berry property 210.00 feet, thence easterly along a north boundary of said Berry property 285.00 feet, more or less to intersection with the west right-of-way boundary of a county road; thence northerly along said right-of-way 210.19 feet; thence right 19 degrees and 54 minutes in a northeasterly direction along said right-of-way 220.13 feet, more or less, to the southeast corner of the Bounds property; thence westerly along a south boundary of said Bounds property 342.00 feet, more or less to interesection with the east boundary of said Ogletree property; thence southerly along said east boundary of Ogletree property 210.00 feet, more or less, to the southeast corner of said Ogletree property; thence westerly along the south boundary of said Ogletree property 210.00 feet, more or less, to the point of beginning.

To have and to hold, the above described property to the said parties of the second part, xxxxxxxxxxxxxxxxxxxxxxxx forever.

In Witness Whereof, the said party of the first part has hereunto set her hand and seal on this the day and year first above written.

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Lynne Dietz Cross
As Executrix of the Last Will and
Testament of L. T. Bounds, deceased.

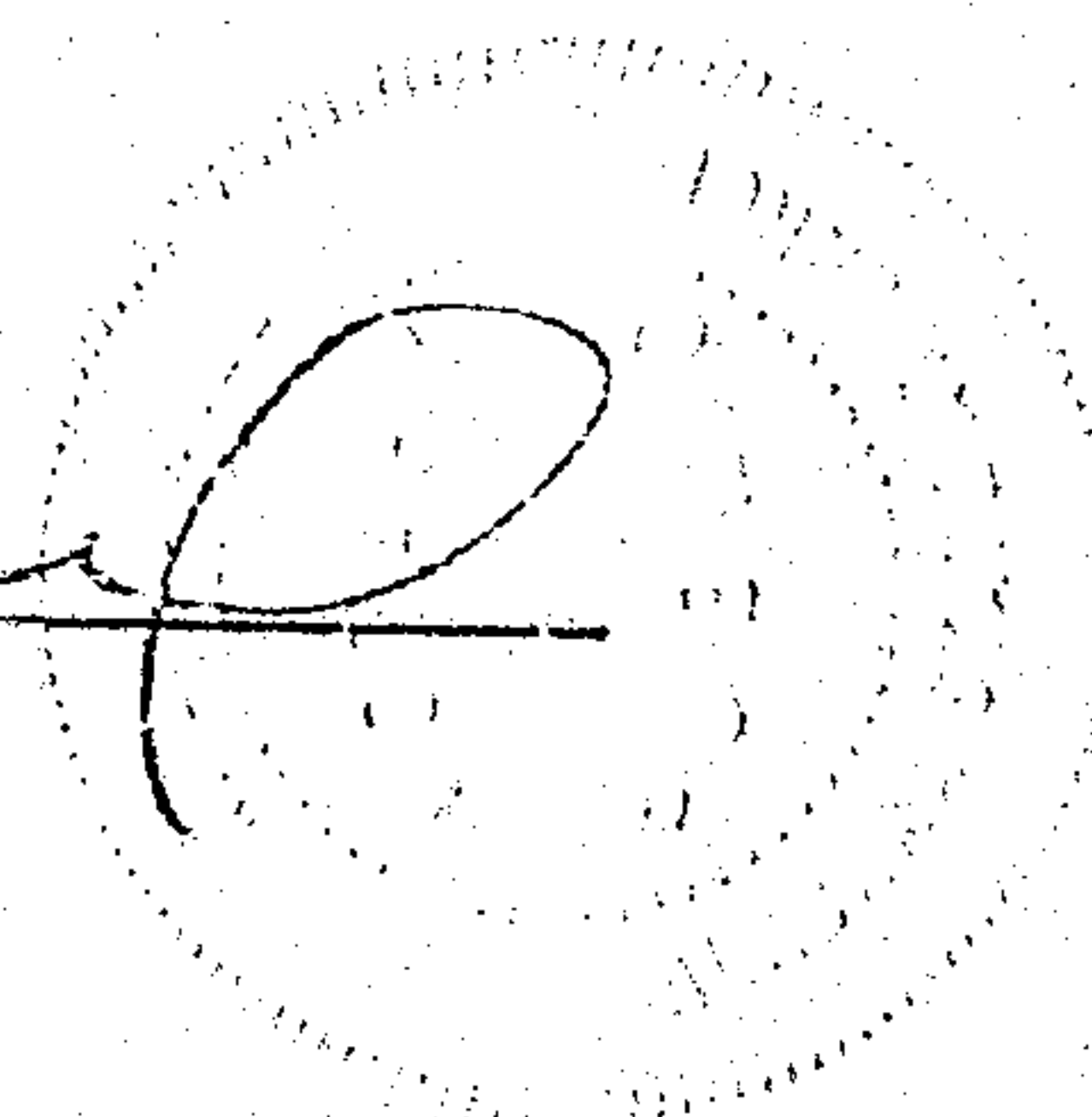
State of Alabama)

Shelby County)

I, H. L. Conwill, a notary public in and for said County, in said State, hereby certify that Lynn Deitz Argo, whose name as Executrix of the estate of L. T. Bounds 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 said conveyance, she, as such representative, and with full authority, executed the same voluntarily for and as the act of said estate, acting in her capacity as Executrix as aforesaid.

Given under my hand this the 30th day of June, 1977.

H. L. Conwill
Notary Public



This Instrument Prepared By:

A. Grey Till, Jr., Attorney-at-Law
930 South 20th Street
Birmingham, Alabama 35298

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1977 JUL -5 PM 2:29

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed Tax .30
Rec. 4.50
Incl. 1.00
6.00



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