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Deed dated June 7, 1924

This deed conveys ownership of the two acre site on which stood the O'Fallon House from certain heirs of Henry Ahrens to Aloys S. Ahrens and his wife Mathilda for a total of \$13,333.28. Henry had died on February 5, 1920, and he left 1/6 of his estate to each of his six children.

Each of four sons of Henry Ahrens, Henry J. Ahrens and his wife Mathilda; George A. Ahrens, a widower; Leo C. Ahrens and his wife Mathilda; and Vincent Ahrens and his wife Mary, sell to Aloys S. Ahrens (a fifth son of Henry Ahrens) and his wife Mathilda, his one-sixth interest in the two acre site on which stands the O'Fallon House. Each seller received \$3333.32 for his interest. The sellers acquired title to the property as devisees under the will of Henry Ahrens. Thus Aloys now owned a 5/6 interest in the property.

Not included as a seller in the transaction is Anna Ahrens Westhoff, oldest child of Henry Ahrens. She had inherited a 1/6 interest in her father's estate, with management and control of these assets given to her brother Henry J. Ahrens. We have no record of the disposition of Anna's interest.

The legal description of the property is substantially the same as that in the 1874 deed by which Henry Ahrens purchased the property.

Later Transactions

By a Deed of Trust dated October 9, 1925, St. Mary's Institute of O'Fallon (signed by Mother M. Wilhelmine, President) conveyed 75 acres to Alex Miltenberger of St. Louis (President of Tower Grove Bank) for \$1 to secure payment of an \$80,000 debt to A.L. Locatell of St. Louis, (Assistant Cashier of Tower Grove Bank) of St. Louis.

The property is described as "all of the West half of the Southwest quarter of Section twenty-one (21) Township Forty-seven (47) Range Three (3) East lying north of the right of way of the Wabash Railroad, *and excepting therefrom a lot in the Southwest corner thereof now or formerly owned by Henry Ahrens, deceased, containing about two (2) acres...*" Apparently St. Mary's did not own the two acre Henry Ahrens parcel and it was still owned by Aloys Ahrens, or perhaps he had sold the parcel to someone else. ***Need confirmation of this.***

In May 1927 the bank filed a partial release of the deed of trust, and St. Mary's sold 28 acres north of the convent, in the northwest quarter of the southwest quarter of Section 21, to Omer J. Dames and his wife Madeline. This parcel has nothing to do with the Ahrens two acre parcel.

In 1930 and 1931 the Sisters of the Precious Blood constructed a novitiate on a portion of the Ahrens property.

Tom Westhoff
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October 23, 2020