

State of Alabama

County

909

Know All Men By These Presents,

That in consideration of Ten and No/100 (\$10.00) DOLLARS

to the undersigned grantor A. C. Bronaugh

in hand paid by J. E. Jackson, Jr. and his wife, Jo Ann B. Jackson

the receipt whereof is acknowledged I the said A. C. Bronaugh

do grant, bargain, sell and convey unto the said J. E. Jackson, Jr. and his wife, Jo Ann B. Jackson

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Commence at the S.E. corner of the NW1/4 of SE1/4, Section 36, T-18S, R-1E; thence run Northly along the East boundry line of said 1/4 1/4 Section a distance of 813.25 feet to a point; thence turn an angle of 56° 17' to the left and run a distance of 166.69 feet to a point; thence continue along the same line a distance of 229.51 feet to a point on the Southeast 40 foot right-of-way line of County Highway 55; thence turn an angle of 86° 22' 01" right to the tangent of a curve and run along said right-of-way and along said curve to the right (concave Southeasterly) having a radius of 676.20 feet and a central angle of 11° 35' 02" for an arc distance of 136.71 feet to a point; thence turn an angle of 82° 02' 57" right, from tangent of said curve and leaving said right-of-way, run a distance of 224.37 feet to a point; thence turn an angle of 90° to the right and run a distance of 136.38 feet to the point of beginning. Said parcel of land is lying in the NW1/4 of SE1/4, Section 36, T-18S, R-1E and contains 0.71 acre.

The purpose of this conveyance is to release said described property from the lien of that certain mortgage given by J. E. Jackson, Jr. and his wife, Jo Ann B. Jackson, to A. C. Bronaugh dated July 24, 1972 and recorded in Book 324 at Page 613 in the office of the Judge of Probate of Shelby County, Alabama and to vest fee simple title in the above named grantees.

TO HAVE AND TO HOLD Unto the said

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal, this 21st day of February, 1983.

WITNESSES:

[Handwritten signature of witness]

A. C. Bronaugh (Seal.)

(Seal.)

(Seal.)

(Seal.)

2301 Derby Dr. B'ham, AL 35216

A. C. Bronaugh

TO

J. E. Jackson, Jr. and his wife  
Jo Ann B. Jackson  
2301 Derby Drive, Birmingham, AL 35216

# WARRANTY DEED

JOINT GRANTEES WITH SURVIVORSHIP

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was  
filed in this office for record on the  
day of ..... 19  
at ..... o'clock M, and was duly re-  
corded in Volume ..... of Deeds  
at page ....., and examined.

Judge of Probate.

State of

JEFFERSON

COUNTY

I, Jeanette D. Martin, a Notary Public in and for said County, in said State hereby certify that A. C. Bronaugh 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of February, 1983.

*Jeanette D. Martin*  
Notary Public  
My Commission Expires November 9, 1985

State of

COUNTY

I, do hereby certify that on the day of 19, the within named, came before me known to me to be the wife of the within named who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the day of 19

As Notary Public

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

1983 MAR 23 AM 10:31

*Thomas A. Snowden, Jr.*  
JUDGE OF PROBATE

Deed 4.00  
Rec 3.00  
Jud 1.00  

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8.00

BOOK PAGE 345 821