

#4252

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STATE OF ALABAMA,  
SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five Thousand Five Hundred and No/100 (\$5,500.00) DOLLARS, to the undersigned grantors, Ruby Cruise Hewston and Emmett Hewston in hand paid by Virginia Sims and Ivey Sims, the receipt whereof is acknowledged, we, the said Ruby Cruise Hewston and Emmett Hewston, do grant, bargain, sell and convey unto the said Virginia Sims and Ivey Sims as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at a point on the south or southerly side of Middle Street 70 yards distant from the intersection of the west line of Highland Street with the south line of Middle Street; from said point of beginning run southwesterly at right angles to said Middle Street and along the NW line of what is known as the Meroney property for a distance of 137 1/3 yards to the line of a tract of land heretofore known as the "King Field" now the property of Alabama College, thence in a northwesterly direction along the line of said Alabama College property to a point 35 yards distant from the southeast line of the property herein conveyed, measuring perpendicular thereto; thence northwesterly to a point on the southwest margin of said Middle Street 35 yards NW from the point of beginning, and thence southeasterly along the south margin of Middle Street to the point of beginning and situated in the Town of Montevallo, Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Virginia Sims and Ivey Sims 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 we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will, and our 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, we have hereunto set our hands and seals, this 10th day of August, 1951.

Ruby Cruise Hewston (SEAL)  
Ruby Cruise Hewston  
Emmett Hewston (SEAL)  
Emmett Hewston

State of Alabama )  
Shelby County. )

I, Hardy Ellis, a Notary Public in and for said County, in said State, hereby certify that Ruby Cruise Hewston and Emmett Hewston, 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 10<sup>th</sup> day of August, 1951.

Hardy Ellis  
Notary Public State of  
Shelby for Alabama

The State of Alabama )  
Shelby County. )

I, Hardy Ellis a Notary Public in and for said County, in said State, hereby certify that on the 10<sup>th</sup> day of August, 1951, came before me the within named Ruby Cruise Hewston, known to me to be the wife of the within named Emmett Hewston, 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, constraint, or threats on the part of the husband.

Given under my hand and seal of office this the 10<sup>th</sup> day of August, 1951.

Hardy Ellis  
Notary Public