

BOOK 174 PAGE 374
State of Alabama

Shelby

County

Know All Men By These Presents,

That in consideration of One & No/100----- DOLLARS

to the undersigned grantor, J. A. King

in hand paid by Ida Ruth Roach and Ida Jo DeVaughn

the receipt whereof is acknowledged we the said J. A. King and wife Daisy Myrtle King

do grant, bargain, sell and convey unto the said Ida Ruth Roach and Ida Jo DeVaughn

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

Shelby

County, Alabama, to-wit:

Beginning at the SW corner of the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section .23, Township 20 South, Range 3 West, Shelby County, Alabama, thence N 20° 30' West 395 feet to the South line of the Helena-Pelham paved highway thence 90° to the right along the South line of said highway 460 feet to the point of beginning of the lot herein conveyed; thence 90° to the right 210 feet, thence 90° to the left 210 feet, thence 90° to the left 210 feet to the South line of said highway, thence 90° to the left along said highway 210 feet to point of beginning and containing one acre more or less.

TO HAVE AND TO HOLD Unto the said Ida Ruth Roach and Ida Jo DeVaughn

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 15th day of August, 1955.

WITNESSES:

Emory
Andy King

J. A. King (Seal.)
Daisy Myrtle King (Seal.)
(Seal.)

State of ALABAMA

SHELBY

COUNTY

I, *J. C. Walker, Judge of Probate*, a Notary Public in and for said County, in said State, hereby certify that J. A. King & wife Daisy Myrtle King 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 official seal this 17 day of August 19 55

As Notary Public

State

STATE OF ALABAMA, SHELBY COUNTY

I, L. C. Walker, Judge of Probate, hereby certify that the within *Deed* was filed for record the 17 day of *Aug* 19 *55* at *8* o'clock *P* M. and recorded in *Book* *174* Page *304* and the Mortgage Tax of *55* has been paid.

I, *Ida Ruth Roach*, do hereby certify that 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.