

4605

see mtg 240
page 64

WARRANTY DEED JOINT WITH RIGHT OF SURVIVORSHIP—TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALA.

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-five Hundred and no/00 (\$2500.00) - DOLLARS
and execution of a purchase money mortgage for \$11,000.00

to the undersigned grantor J. F. Armstrong

in hand paid by Fred L. White and wife, Robbie D. White

the receipt whereof is acknowledged we the said J. F. Armstrong and wife, Idell Armstrong,

do grant, bargain, sell and convey unto the said Fred L. White and wife, Robbie D. White,

as joint tenants, with right of survivorship, the following described real estate, ^{AND PERSONAL PROPERTY} situated in

Shelby

County, Alabama, to-wit:

The West Half of the Southeast Quarter, and the Southwest Quarter of the Northeast Quarter; and the East Half of the Southeast Quarter of the Northwest Quarter; and, the East Half of the East Half of the Southwest Quarter, all situated in Section 35, Township 19, Range 1 East. There is excepted, however, from the above described lands, the following tract, to wit: Commencing at the Northwest corner of the East Half of the Southeast Quarter of the Northwest Quarter of Section 35, Township 19, Range 1 East, and run thence South 1 degree East 977.9 feet; run thence South 78 degrees East 246.9 feet to a point on the North side of the Westover-Harpersville Public Road, for a point of beginning of the lot herein described and excepted; run thence North 33 degrees and 30 minutes East 656.9 feet to a cement corner; run thence South 80 degrees and 30 minutes East a distance of 255 feet to the aforementioned road; run thence South 36 degrees West 244.1 feet along said aforementioned road; run thence South 48 degrees and 30 minutes West along said road a distance of 400 feet; run thence South 62 degrees West along said road a distance of 148.8 feet; run thence North 59 degrees and 40 minutes West 51.6 feet across said road to the point of beginning, and containing 2.25 acres, more or less, and being the tract of land heretofore conveyed by the grantors to Ruby Nelson. There is also excepted from this conveyance the right of way heretofore granted to the A. B. & A. Railroad Company, now the Atlantic Coast Line Railroad Company, and containing $4\frac{1}{2}$ acres, more or less, in said right of way. There is also excepted from this conveyance a transmission line permit heretofore conveyed to the (See reverse side)

TO HAVE AND TO HOLD Unto the said Fred L. White and wife, Robbie D. White,

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.

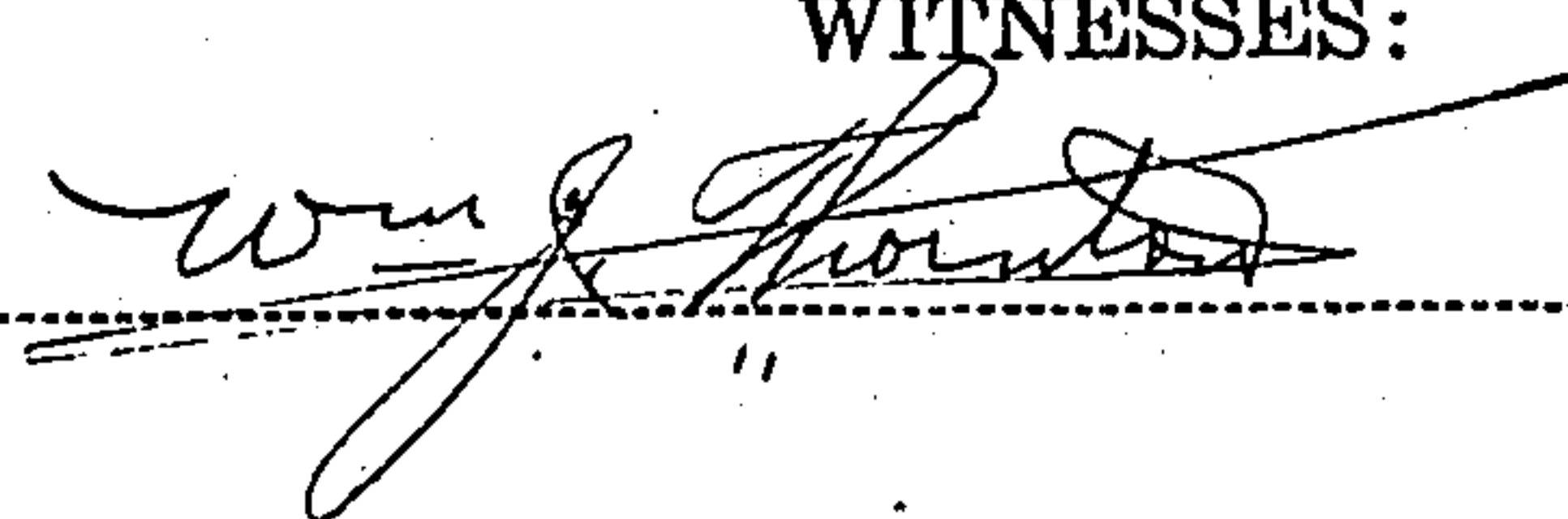
And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances., except 1955 ad valorem taxes, which the grantees assume and agree to pay;

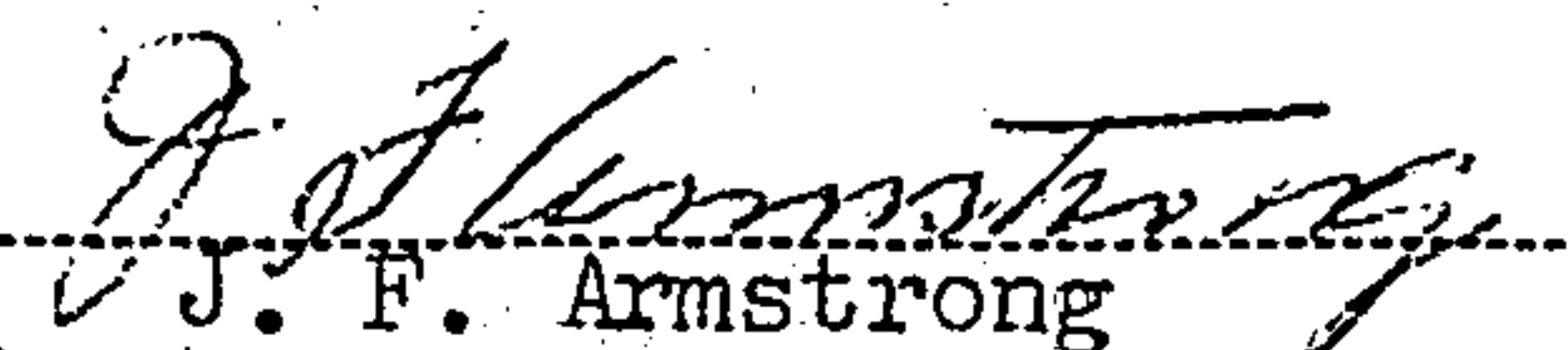
that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seal,

this 27th day of August, 1955.

WITNESSES:




J. F. Armstrong (Seal.)


Idell Armstrong (Seal.)

(Seal.)

(Seal.)

State of ALABAMA

JEFFERSON

COUNTY

I, Wm J. Thornton a Notary Public in and for said County, in said State,
hereby certify that J. F. Armstrong and wife, Idell Armstrong,

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 27th day of August, 1955.

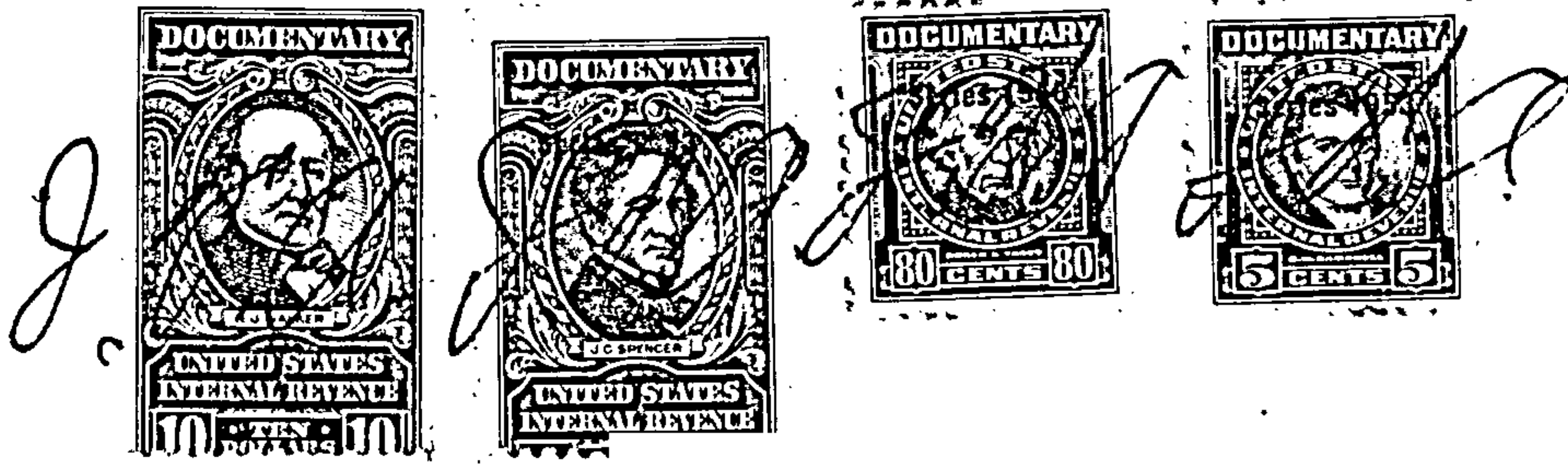
Wm J. Thornton
Notary Public.

STATE OF
SHELBY
COUNTY
has been paid
in
by law.

Alabama Power Company, as shown of record in Deed Book 107 on page 462, in the Of-
fice of the Judge of Probate of Shelby County, Alabama. The lands herein conveyed
containing 173.25 acres, more or less, and situated in Shelby County, Alabama.

Also, the following personal property:

Including all buildings and improvements, timber, fences, fence wire, fence posts,
lumber, electric pump, tank and water system, all water pipe, bath fixtures, plumb-
ing, Butane gas tank and all connections thereto.



STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within Deed
was filed for record the 2 day of Sept, 1955, at 2 o'clock P. M.
and recorded in Deed Record 174 Page 550, and the Mortgage Tax of
Deed Tax of 2.50 has been paid.

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
2.50 Privilege Tax
has been paid on the with-
instrument as required
L. C. WALKER,
JUDGE OF PROBATE