

B/ 3.30 2nd 1955

(53) See Vol. 238 pp 472

100.00

STATE OF ALABAMA } BOOK 177 } PAGE 454 } Know All Men By These Presents,
SHELBY County

That in consideration of One Thousand Dollars and other good and valuable consideration ~~DOLLARS~~
to the undersigned grantor W. R. Hughes, a widower
in hand paid by Thomas A. Sherrell, Jr. and Mildred Sherrell
the receipt whereof is acknowledged I the said W. R. Hughes
do grant, bargain, sell and convey unto the said Thomas A. Sherrell, Jr. and Mildred Sherrell
as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

All that part of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ lying north of the Florida Short Route Highway except the following described parcel of land: Beginning at the southwest corner of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 20, Township 19, Range 1 East and run north 135 feet or to the north line of Florida Short Route right of way for a beginning point; thence run east along the right of way of said Highway 310 feet; thence north 210 feet; thence west 310 feet; thence south 210 feet to the beginning point of the parcel herein excepted. Said land being situated in SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 20, Township 19, Range 1 East, Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Thomas A. Sherrell, Jr. and Mildred Sherrell

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 22nd day of March, 1955.

WITNESSES:

W. R. Hughes (Seal.)
W. R. Hughes (Seal.)

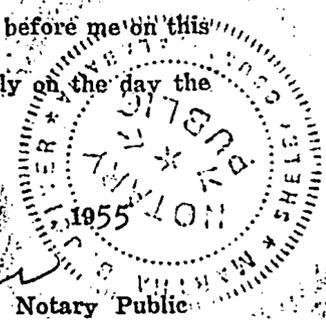


State of ALABAMA }
SHELBY County }

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that W. R. Hughes, a widower 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 22nd day of March

Martha B. Joiner As Notary Public



STATE OF ALABAMA, SHELBY COUNTY
I, L. C. Walker, Judge of Probate, hereby certify that the within was filed for record the 21 day of Jan 1956 at 2 o'clock P.M. and recorded in Book 177 Page 454 and the Mortgage Tax of 1.00 has been paid.

Judge of Probate

FILED IN OFFICE OF CLERK OF DISTRICT COURT OF ALABAMA