

1595

STATE OF ALABAMA

SHELBY

County

Know All Men By These Presents,

That in consideration of One Dollar (\$1.00) and other good and valuable consideration ~~XXXXXX~~

to the undersigned grantor W. Gray Jones, an unmarried man,

in hand paid by Aubrey F. Arnett and wife, Ellen M. Arnett

the receipt whereof is acknowledged I the said W. Gray Jones

do grant, bargain, sell and convey unto the said Aubrey F. Arnett and wife, Ellen M. Arnett

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

Shelby

County, Alabama, to-wit:

Commencing at the point where the South line of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Sec. 35, Township 20 South, Range 3 West, intersects the West right-of-way boundary of South-bound track of L & N R.R.Co., run thence in a Northerly direction along said West right-of-way boundary a distance of 192.0 feet; thence turning left an angle of 2 degrees 06 minutes continue Northerly a distance of 125.0 feet along the chord of a curve to the left, said curve being common boundary between said railroad right-of-way and a lot owned by the grantee herein, said point being the point of beginning; from said chord turn left an angle of 107° 20 minutes and run West a distance of 240 feet parallel with the South line of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 35, Township 20, South, Range 3 West; thence turn an angle of 107° 20 minutes to the right and run 25 feet; thence run in a south-easterly direction to the point of beginning.

TO HAVE AND TO HOLD Unto the said Aubrey F. Arnett and wife, Ellen M. Arnett

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 7th day of January, 1959.

WITNESSES:

W. Gray Jones (Seal.)
W. Gray Jones

State of ALABAMA

SHELBY

County

I, *Mrs. L. P. Goss*, a Notary Public in and for said County, in said State, hereby certify that W. Gray Jones, an unmarried man, whose name is signed to the foregoing conveyance, and who is know 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

7th

day of

January

, 19 59

Mrs. L. P. Goss As Notary Public
State at Large

My commission expires: Oct. 1, 1960

State of Alabama, Shelby County

I, Conrad A. Fowler, Judge of Probate hereby certify that the within... was filed in this office for record the... day of... 1959 at... o'clock... M. and recorded in... Record... & examined... Fee \$...