

STATE OF ALABAMA

SHELBY

COUNTY

BOOK 200 PAGE 285

Know All Men By These Presents,

That in consideration of ONE AND NO/100----- and love & affection DOLLARS

to the undersigned grantor Ethel Ruston, a widow; Virginia Ruston Barnett
and Opal Ruston Strickland
in hand paid by Milton D. Ruston and Jeanette E. Ruston (husband and wife)

the receipt whereof is acknowledged we the said Ethel Ruston, a widow; Virginia
Ruston Barnett and husband, William W. Barnett; and Opal Ruston
Strickland and husband, Ervil Strickland
do grant, bargain, sell and convey unto the said

Milton D. Ruston and Jeanette E. Ruston

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

Shelby

County, Alabama, to-wit:

A portion of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 32, Township 21 South,
Range 1 East, Shelby County, Alabama, described as follows:
Commence at the Southwest corner of said forty; thence run East
along the South line of said forty 575 feet; thence North and
parallel with the West line of said forty 265 feet; thence West
and parallel with the South line of said forty 575 feet to the
West line of said forty; thence South along the West line of
said forty, 265 feet to the point of beginning, containing
4 acres, more or less.

TO HAVE AND TO HOLD Unto the said Milton D. Ruston and Jeanette E.
Ruston

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 in-
terest 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 hand and seal,

this 2nd day of March, 1959.

WITNESSES:

Ethel Ruston (SEAL)

Virginia Ruston Barnett (Seal.)

William W. Barnett (Seal.)

Opal Ruston Strickland (Seal.)

Ervil Strickland (Seal.)

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
\$... Privilege Tax
has been paid on the with-
in instrument as required
by law.
CONRAD M. FOWLER
JUDGE OF PROBATE

Return to: _____

TO _____

8153 127

WARRANTY DEED
JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,
Shelby County.
Office of the Judge of Probate

I hereby certify that the within deed
was filed in this office for record on
the 1 day of April 1959
at 4 o'clock P.M. and was duly re-
corded in Volume 240 of Deeds
at page 285, and examined
Conrad M. Fowler
Judge of Probate.

BOOK 200 PAGE 285
STATE OF _____
COUNTY }

I, _____, a Notary Public in and for said County, in said State,
hereby certify that
whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged
before me on this day that, being informed of the contents of the conveyance, _____ executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____ 19____

As Notary Public

STATE OF ALABAMA
SHELBY COUNTY
I, Mary F. Farmer, State at Large for Alabama
County, in said State, hereby certify that Ethel Ruston, a widow;
Virginia Ruston Barnett and husband, William W. Barnett, and
Opal Ruston Strickland and husband, Ervil Strickland, 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 28th day of March, 1959.
Mary F. Farmer
Notary Public
State at Large for Alabama

31700
10/10/59

STATE OF ALABAMA, SHELBY COUNTY
I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed
was filed for record the 1 day of April, 1959 at 4 o'clock P.M. and
recorded in deed Record Page 285 and the Mortgage Tax of _____
Deed Tax of 50 has been paid.
Conrad M. Fowler Judge of Probate