

Mail to
ER Armstrong
2315 - 1st Ave. No.
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STATE OF ALABAMA

SHELBY

County

Know All Men By These Presents,

That in consideration of Four Hundred and No/100 (\$400.00) and other valuable consideration

to the undersigned grantor Lillian L. Warren, a widow,

in hand paid by Ernest R. Armstrong and wife, Nell J. Armstrong

the receipt whereof is acknowledged I the said Lillian L. Warren

do grant, bargain, sell and convey unto the said Ernest R. Armstrong and wife, Nell J. Armstrong

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

Shelby

County, Alabama, to-wit:

Commencing at the Southwest corner of the Southeast quarter of North west quarter of Section 10, Township 20 South, Range 2 West and run North along the West boundary of the said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 10, Township 20 South, Range 2 West for a distance of 53.2 feet more or less to the North right of way of the Simmsville Road. Thence turn an angle of 52 degrees 06 minutes to the right and run Northeasterly along the North right of way of said Simmsville Road for a distance of 260.3 feet to point of beginning of the land herein described. Continue Northeasterly along the North right of way of said Simmsville Road for 400 feet; thence turn an angle of 90 degrees to the left and run 200 feet; thence turn an angle of 90 degrees to the left and run 400 feet; thence turn an angle of 90 degrees to the left and run 200 feet to point of beginning. This being a part of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 10, Township 20 South, Range 2 West.

TO HAVE AND TO HOLD Unto the said Ernest R. Armstrong and wife, Nell J. Armstrong

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 November, 1959.

WITNESSES:

Lillian L. Warren (Seal.)

Given 12/5/59 8 AM
Shelby County

State of Alabama

Shelby

County

I, A. H. Allbright, a Notary Public in and for said County, in said State, hereby certify that Lillian L. Warren, a widow, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of November

A. H. Allbright
Notary Public
Shelby County, Alabama
1959

CONRAD
has been
instructed
by law
to