

State of Alabama }
SHELBY County

4712

Know All Men By These Presents.



19740411000017260 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/11/1974 12:00:00 AM FILED/CERT

DOLLARS

That in consideration of Ten and No/100 (\$10.00)

to the undersigned grantors A. C. Bronaugh, and his wife Angela Lewis Bronaugh
in hand paid by J. E. Jackson, Jr., and his wife Jo Ann B. Jackson

the receipt whereof is acknowledged we the said A. C. Bronaugh, and his wife Angela
Bronaugh

do grant, bargain, sell and convey unto the said J. E. Jackson, Jr., and his wife

Jo Ann B. Jackson

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

Shelby County, Alabama, to-wit:

A parcel of land situated in the S.E. 1/4 of Sec. 36, T. 18 S., R. 1 E.,
more particularly described as follows: Commence at the S. E. Corner of the
N.W. 1/4 of the S.E. 1/4 of Sec. 36, T. 18 S., R. 1 E., thence North along
the East line of said 1/4 a distance of 813.25' to a point of beginning of
property herein described; thence turn 56 deg. 17 min. left and run 166.69',
thence turn 90 deg. right and run 136.38', thence turn 63 deg. 42 min. 30
sec. right and run 128.42', thence turn 92 deg. 39 min. 30 sec. right and
run 99.94', thence turn 64 deg. 59 min. left and run 96.50', thence turn
96 deg. 36 min. right and run 85.01', thence turn 70 deg. 09 min. right and
run 74.80' to point of beginning. Also a 15' R.O.W. lying South of the
following described line; Commence at the S.E. corner of property herein
described and run West 74.80', thence turn 11 deg. 52 min. right and run
166.69', thence turn 23 deg. 14 min. and run 190', thence turn 53 deg. 13
min. right and run 97' to Shelby County Road #55; according to map of Grady
T. Headrick, dated April 29, 1972.

The purpose of this conveyance is to release said above described property
from the lien of that certain mortgage given by J. E. Jackson, Jr. and his
wife, Jo Ann B. Jackson to A. C. Bronaugh dated July 24, 1972 and recorded in
Book 324 at Page 613 in the office of the Judge of Probate of Shelby County,
Alabama and to vest fee simple title in the above named grantees.

TO HAVE AND TO HOLD Unto the said J. E. Jackson, Jr., and his wife

Jo Ann B. Jackson

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.

BOOK 280 PAGE 361

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 hands and seal,

this 11th day of March, 1974.

WITNESSES:

Josee Mullins, Attorney

A.C. Bronaugh (Seal.)
Angela Lewis Bronaugh (Seal.)
(Seal.)
(Seal.)

A. C. Bronaugh and his wife

Angela Lewis Bronaugh

TO

J. E. Jackson, Jr., and his

wife, Jo Ann B. Jackson

2114 Steadville Ct. 35316

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

day of 19

at o'clock M, and was duly re-

corded in Volume of Deeds

at page, and examined.

Judge of Probate.

State of

JEFFERSON

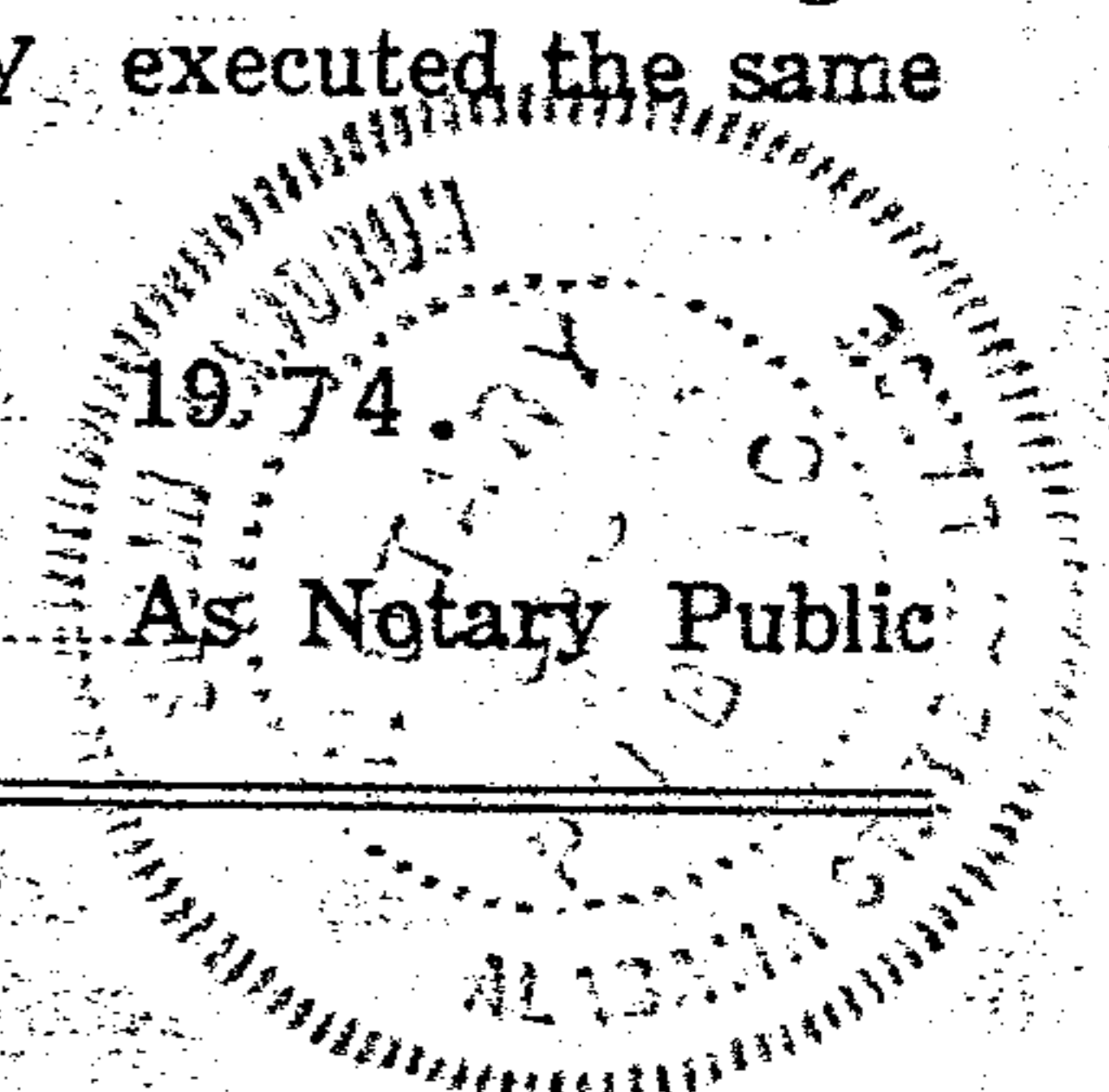
COUNTY

I, a Notary Public in and for said County, in said State, hereby certify that A. C. Bronaugh, and his wife Angela Lewis Bronaugh 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 11th day of March

Susan Anderson

1974 As Notary Public



State of

COUNTY

I, a Notary Public in and for said County, in said State, do hereby certify that on the day of 1974, came before me the within named known to me to be the wife of the within named who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the day of 1974

As Notary Public

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19740411000017260 2/2 \$.00
Shelby Cnty Judge of Probate, AL
04/11/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO. CLERK OF THE COURT INSTRUMENT WAS FILED
Red jesse
1974 APR 11 AM 8:39
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
Consent by Susan Anderson
JUDGE OF PROBATE