

State of Alabama

SHELBY

County

Know All Men By These Presents.

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

DOLLARS

to the undersigned grantor A. C. Bronaugh

in hand paid by J. E. Jackson, Jr. and his wife, Jo Ann B. Jackson

the receipt whereof is acknowledged I the said A. C. Bronaugh

do grant, bargain, sell and convey unto the said J. E. Jackson, Jr. and 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.W. corner of the N.E. 1/4 of the S.E. 1/4 of Sec. 36, T. 18 S., R. 1 E. of the Huntsville Principle Meridian and run Easterly along the south line of said 1/4-1/4 section 1285.71 ft.; thence turn 90 deg. 27 min. to the left and run Northerly 630.31 ft. to the point of beginning; thence continue Northerly along last described course 688.0 ft.; thence turn 89 deg. 38 min. to the left and run Westerly 1318.18 ft. to the Easterly Right of Way line of Shelby County Highway #55; thence turn 38 deg. 38 min. 30 sec. to the left and run Southwesterly along said R/W line 162.51 ft. to a concrete R/W monument and the point of beginning of a curve to the left having a central angle of 41 deg. 4 min. and a radius of 676.78 ft.; thence run southwesterly along the arc of said curve 485.05 ft. to the end of said curve; thence run Southwesterly along the extended tangent to said curve 180.63 ft.; thence turn left 98 deg. 49 min. 30 sec. and run Easterly 802.12 ft.; thence turn left 91 deg. 26 min. and run Northerly 20 ft.; thence turn right 90 deg. 00 min. and run Easterly 923.20 ft. to the point of beginning, according to the map of Foster A. Thrift, dated October 13, 1979.

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.

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,

have hereunto set

hand and seal,

this 3rd day of August, 1984

WITNESSES:

Fred Melton Strother

A. C. Bronaugh (Seal.)
(Seal.)
(Seal.)
(Seal.)

RF 1 Box 113-6

A. C. Bronaugh

TO

J.E. Jackson, Jr. and his wife,

Jo Ann B. Jackson

WARRANTY DEED

JOINT GRANTEES WITH SURVIVORSHIP

STATE OF ALABAMA,

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

SHELBY

COUNTY

I, ~~A. C. Bronaugh~~ *Fred Melton Strother* a Notary Public in and for said County, in said State, hereby certify that *A.C. Bronaugh* whose name *I S* 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

3rd day of August 1934*Fred Melton Strother* 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 , 19 , 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

19

As Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1934 AUG -6 AM 8:13

Thomas A. Shoultz, Jr.
JUDGE OF PROBATE

Dec 5.00
Fred 1.00
6.00

