VALUE \$12,500.00 \$13.

\$13.75 Federal Stamps "Cancelled on this Dec

Dp. \$1,000.00

Balance—See Mortgage in Mortgage Book 208 on page 445.

WARRANTY DEED-JOINT WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA,)
JEFFERSON COUNTY.)

KNOW HEN BY THESE PRESENTS.

That in consideration of One thousand and 60/100 dollars to the undersigned grantor, Wm. F. Johnson & L. Cumbee Johnson, in hand paid by C. A. Overstreet and wife Violet E. Overstreet, the receipt whereof is acknowledged we the said Wm. F. Johnson & wife L. Cumbee Johnson do grant, bargain, sell and convey unto the said C. A. Overstreet & wife Violet E. Overstreet as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

The NW¹/₄ of Sec. 7 Twp. 22, Range 2 West, and the N. ½ of SW¹/₄ of Sec. 7 Twp. 22 Range 2 West, excepting h9 1/3 acres in said NW¹/₄ East of a line beginning 1/3 of a mile East of the NW corner of said Sec. and running South ¼ mile thence East to a point on the South line of said NW¹/₄ which would leave h9 1/3 acres in said NW¹/₄ East of said line; also except a triangular piece of land on the West side of the tract of land heretofore described, described as follows: Egginning at a point on a diagonal line (which diagonal line is described as follows; commencing at a point on the West line of Sec. 7, 352 yards North of the SW corner of said NW¹/₄ of said sec. thence SE to a point off the South line of said NW¹/₄ which is 9 chains and 36 links East of the SW corner of the said NW¹/₄) from which a line 7 chains and 65 links in length will reach a point on the South line of said NW¹/₄ 3 chains and 96 links East of the SW corner of said NW¹/₄, thence following said SW line and the continuation of the same to the West line of said sec., thence North to a point on said last mentioned line 352 yards North of the SW corner of NW¹/₄ thence SE on said diagonal line first described to the point of beginning. The said excepted part containing 7 acres more or less;

Also excepting 3/4 acre in the SW_4^2 of NW_4^2 owned by B. R. Alexander and described as follows: Commencing at the SW corner of the NW_4^2 3 chains and 96 links, East 126 yards SW of the West line of said SW_4^2 , 89 yards North of

the SW corner, containing 3/4 acre more or less. The tract above described containing 183 acres more or less; Also the NW4 of SE4 of Sec. 7, Twp. 22 Range 2 West;

Also $3\frac{1}{2}$ acres more or less, in the East $\frac{1}{2}$ of NW $\frac{1}{4}$ of Sec. 7, Twp. 22 Range 2 West; beginning at the NE corner of the NW of Sec. 7, Twp. 22 Range 2 West, and run West 880: thence South to the South line of the NE4 of NW4 of said Sec. 7, thence 6 deg. East 1322 feet to the South line of SE4 of NW4 of said sec. thence East 360' thence North 6 deg. West 1208' to the Spring Creek and Montevallo Road; thence NE along said road 554' to the East line of the NE4 of NW4 of said Sec., thence North along the East line of said NE4 of NW4 1103' to point of beginning.

Except mining and mineral rights, with easthents necessary for mining brown iron ore, on and under said land lying South of said Spring Creek road, for a period of 5 years from date herein; water from pond and branch for mining, included. Also oil and gas rights to $\frac{1}{2}$ undivided interest in and to the total acreage herein conveyed. Mining rights are subject to provisions and terms of purchase money mortgage this day given.

Said property is warranted free from all encumbrances and any adverse claims.

Subject to existing easments to Power Co. & Telephone Company.

TO HAVE AND TO HOLD Unto the said C. A. Overstreet & wife Violet E. Overstreet, 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 teminated during the joint lives of the grantees herein), in the event one grantee survives the other, the entire interest in fee simple shall passto 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 grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are freeffrom "all encumbrances; except taxes for the current year, 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 seals, this EMEX8th day of August, 1949. Witness: Ingram Beasley Wm. F. Johnson (Seal)

L. Cumbee Johnson (Seal)

instrument as reclaired

MACK OF DRAME

STATE OF ALABAMA.

JEFFERSON COUNTY.

I, Ingram Beasley, a Notary Public in and for said County, in said State hereby certify that Wm. F. Johnson and wife, L. Cumbee Johnson 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 same bears date.

Given under my hand and official seal this 8thday of August, 1949.

Ingram Beasley

Notary Public.

STATE OF ALABAMA,

JEFFERSONCCOUNTY.

I, Ingram Beasley, a Notary Public in and for said County, in said State, hereby certify that on the 8th day of August, 1949, came before me the within named L. Cumbee Johnson know to me (or made known to me), to be the wife of the within named Wm. F. Johnson 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 8th day of August, 1949.

Ingram Beasley Notary Public.

Filed in the office of the Probate Judge on the 11th day of August, 1949 at 8 A. M. and recorded in Beed Book 139 on page 93 on this the 11th day of August, 1949. L. C. Walker, Judge of Probate.