# 5697

See Deed Record 142 page 394

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One and No/100 Dollars and for the purpose of correcting errors to the undersigned grantor J.T. Johnson in hand paid by Stephen Buchina and Mary Rosalie Buchina the receipt whereof is acknowledged we the said J.T. Johnson and wife Ethel Johnson do grant, bargain, sell and convey unto the said Stephen Buchina and Mary Rosalie Buchina, husband and wife, as joint tenants, with bight of survivorship, the following described real estate, situated in Shelby Chunty, Alabama, to-wit:

A part of the East one-half of the southeast quarter of the southwest quarter of Section 21, Township 19, Range 1 East, particularly described as follows:

Commence where the East line of said southeast quarter of the southwest quarter of said

Section 20 crosses the North line of the Florida Short Route Highway (Highway 91), run

thence west along the North line of said highway a distance of 210 feet to the southwest corner

of the property of H.T. Holcombe and Myrtle Holcombe, the point of beginning, thence North and

parallel with the East line of said 1/4-1/4 section and along the west line of the Holcombe

property 420 feet, thence East and parallel with the North line of said highway 210 feet

to the east line of said quarter-quarter Section, thence North along said East line 741.4

feet to the Northeast corner of said quarter-quarter section, thence west along the North

line of said quarter-quarter section 660 feet, thence south 3 degrees 15 East 1198.8

feet to the North line of the Florida Short Route Highway, thence east along the North line

of said Highway 450 feet to point of beginning.

This deed is given for the express purpose of clearing title and correctly describing the property intended to be conveyed by gr anters to grantees by deed dated August 21, 1950, and recorded in Deed Book 142, page 394, in the Probate Office of Shelby County.

TO HAVE AND TO HOLD Unto the said Stephen Buchina and Mary Rosalie Buchina 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 we, 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 hey 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 seals this 19th day of September, 1950.

J.T. Johnson

(SEAL)

Ethel Johnson

(SEAL)

E.W. Liles, Notary Public

STATE OF ALABAMA

JEFFERSON COUNTY

I, E.W. Liles, a Notary Public in and for said County, in said State, hereby certify that Ethel Johnson whose names are signed to the foregoing conveyanc 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 boluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of September, 1950.

NOTARIAL SEAL

STATE OF ALABAMA

SEFFERSON COUNTY

I, E.W. Liles, a Notary Public in and for said County, in said State, hereby certify that on the 19th day of September, 1950, came before me the within named Ethel Johnson known to me (or made known to me) to be the wife of the within named J.T. 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 19th day of September, 1950.

E.W. Liles,

Notary Public
NOTARIAL SEAL

THE STATE OF ALABAMA

SHELBY COUNTY

I, J.W. Moore, a J.P. in and for said County, in said State, hereby certify that J.T. Johnson, 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, he executed the same voluntarily on the da the same bears date.

Given under my hand and official seal this 20 day of September, 1950.

J.W. Moore,

(SEAL)

Justice of Peace

Filed in the office of the Probate Judge the 20th day of September, 1950 at 2 o'clock P.M. and recorded in Deed Record 142 on page 5590 on this the 21st day of September, 1950.

NO TAX DUE ON THIS INSTRUMENT

L.C. Walker,

Judge of-Probate- -