#1260

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five Thousand & no/100 (\$5,000.00) Dollars to the undersigned grantors, Charles O. Johnson and wife, Anna T. Johnson, in hand paid by G.W. Craiger, Jr. and wifem Nelma Craigerm the receipt whereof is acknowledged we the said Charles O. Johnson and wife, Anna T. Johnson, do grant, bargain, sell and convey unto the said G.W. Craiger, Jr. and wife, Nelam Craiger, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to wit:

the North 2/3 of the $N_2^{\frac{1}{2}}$ of $SW_4^{\frac{1}{2}}$ and the North 2/3 of the $NW_4^{\frac{1}{2}}$ of $SE_4^{\frac{1}{2}}$; being 80 acres off of the North side of the said three forty-acres tracts above described, All in Section 25, Township 21, Range 3 West.

The consideration hereinabove recited is evidenced by the payment of the sum of \$1,000.00 cash, the assumption of a first mortgage against the property herein conveyeddin favor of the Jefferson Federal. Savings and Loan Association of Birmingham, which said mortgage is recorded in the office of the Judge of Probate of Shelby County, Alabama, in Map Book 208, at Page 530, there being due on said indebtedness the principal balance of approximately \$2,233.20 payable at the rate of \$35.00 per month and the further execution of a second mortgage of even date herewith by the grantees herein to the grantors herein in the principal amount of \$1,766.80 which said second mortgage is payable at the rate of \$200.00 per year, beginning on September 25, 1951, and bearing interest at the rate of 6% per annum.

TO HAVE AND TO HOLD Unto the said G.W. Craiger, Jr. and wife, Nelma Craiger, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties of 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 keerein shall take as tenants in common.

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 14th day of October, 1950.

Charles O. Johnson (Seal)

Anna T. Johnson (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

I, Caesar B. Powell, a Notary Public in and for said ounty in said State, hereby certify that Charles O. Johnson and wife, Anna T. 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, the executed the same voluntarily on the day the same bears date.

iven under my hand and official seal this Lith day of October, 1950.

Caesar B. Powell, Notary Public

SEAL

STATE OF AHABAMA

JEFFERSON COUNTY

I, Caesar B. Powell, a Notary Public in and for said County, in said State, hereby certify that on the 14th (or made known to me) day of October, 1950, came before me the within named Anna T. Johnson known to me/to be the wife of the within named Charles O. 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 14th day of October, 1950.

SEAL

Caesar B. Powell, Notary Public

Filed in the office of the Probate Judgeon the 6th day of November, 1950 at 8:00 A.M. and recorded in Deed Record 143 on page 387 this the 13th day of January, 1951.

STATE OF ALABAMA

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L.C. Walker

Judge of Probate