

WARRANTY DEED JOINT WITH RIGHT OF SURVIVORSHIP—TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALA.

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nine Hundred and no/100 (\$900.00) - - - - - DOLLARS

to the undersigned grantors, Lorene Smitherman Hayes, an unmarried woman, and Cleo R. Hayes and wife, Lois Hayes

in hand paid by P. G. Johnson and wife, Sara Elizabeth Johnson

the receipt whereof is acknowledged we the said Lorene Smitherman Hayes, Cleo R. Hayes and Lois Hayes

do grant, bargain, sell and convey unto the said P. G. Johnson and Sara Elizabeth Johnson

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

Shelby

County, Alabama, to-wit:

Lot 15B fronting on Railroad Avenue, containing .26 acres, according to Thomas' Addition to the Town of Aldrich, map of which was recorded in the Office of the Probate Judge of Shelby County, Alabama, on February 23, 1944, in Map Book 3, and being also known as Dwelling House No. 51 of the former Montevallo Coal Mining Company at Aldrich, Alabama, subject to easement for light, power and telephone lines and poles as shown on said map and also water pipes as now situated. Outside electric wiring and underground pipes are not included.



TO HAVE AND TO HOLD Unto the said P. G. Johnson and Sara Elizabeth Johnson

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 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 27th day of February, 1952.

WITNESSES:

*Lorene Smitherman Hayes* (Seal.)  
Lorene Smitherman Hayes  
*Cleo R. Hayes* (Seal.)  
Cleo R. Hayes  
*Lois Hayes* (Seal.)  
Lois Hayes  
(Seal.)

State of ALABAMA

SHELBY

COUNTY

I, Mary Lee Mahaffey

a Notary Public in and for said County, in said State,

hereby certify that Cleo R. Hayes and wife, Lois Hayes

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 27th day of February, 1952.

Mary Lee Mahaffey  
Notary Public.

State of ALABAMA

SHELBY

COUNTY

I, Mary Lee Mahaffey

a Notary Public in and for said County, in said State,

hereby certify that on the 27th day of February, 1952

came before me

the within named Lois Hayes

known to me

(or made known to me), to be the wife of the within named Cleo R. Hayes

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 27th day of February, 1952.

Mary Lee Mahaffey  
Notary Public.

STATE OF ALABAMA,

SHELBY COUNTY.

I, Handy Ellis, a Notary Public State at Large for Alabama in and for said County in said State, hereby certify that Lorene Smitherman Hayes, an unmarried woman, 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 27th day of February, 1952.

Handy Ellis  
Notary Public State at Large for Alabama

Filed in the office of the Probate Judge on the 27 day of Feb 1952 at 8 o'clock P M  
and recorded in Red Book 151 Page 343 this 5 day of Feb 1952  
Deed Tax 1.00 Mortgage Tax — has been paid.  
L.C. Walker, Judge of Probate.