

1776

223-388 BOOK 158 PAGE 123

6M-7-30  
REVISED 2-46

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 One Thousand & No/100-----(\$1,000.00)---DOLLARS  
and the execution of a Purchase Money mortgage in the amount of \$3,00.00,  
to the undersigned grantor

J. T. Johnson

in hand paid by

Lloyd Howard and wife,

the receipt whereof is acknowledged we the said

J. T. Johnson and wife, Ethel Johnson,

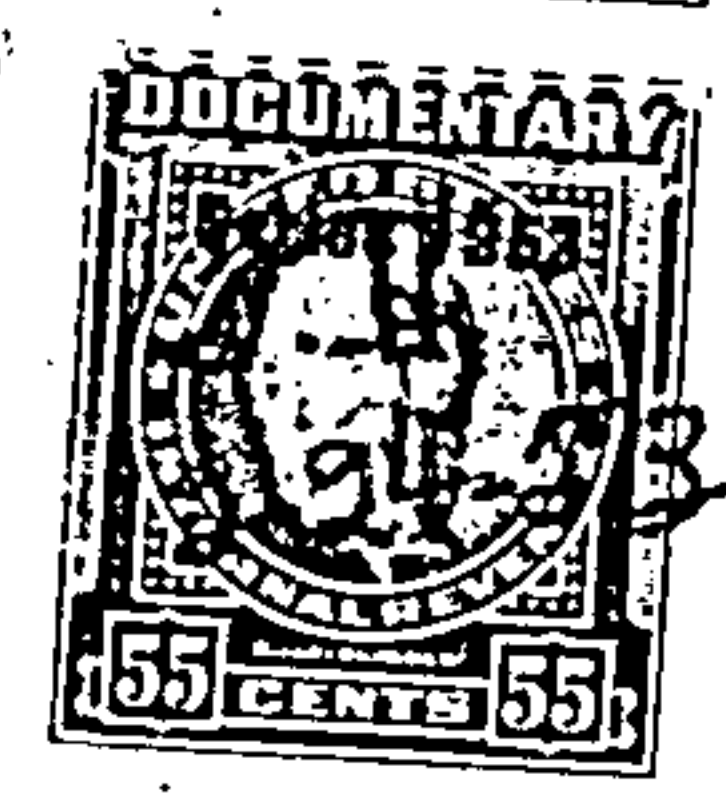
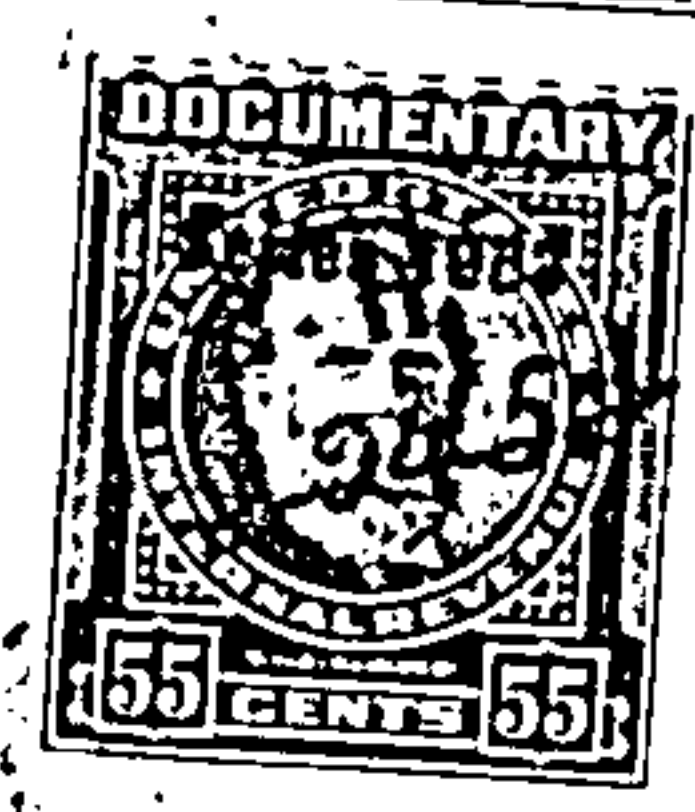
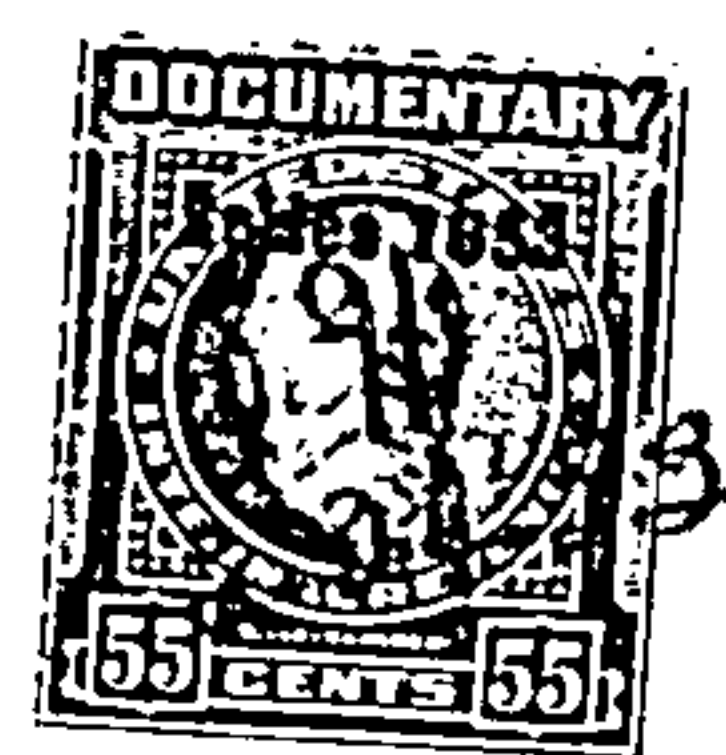
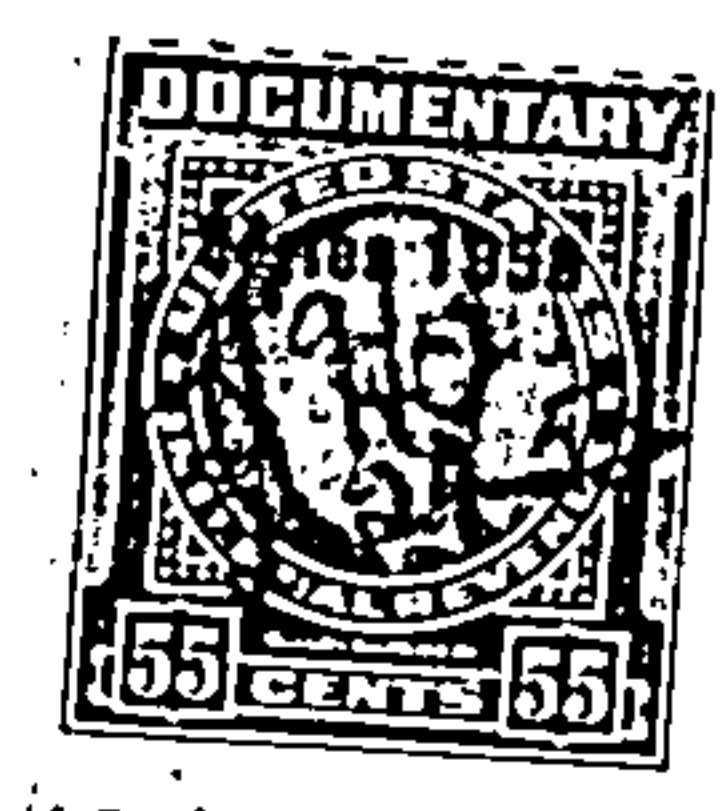
do grant, bargain, sell and convey unto the said

Lloyd Howard and wife

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

Shelby County, Alabama, to-wit:

A part of the E $\frac{1}{2}$  of the SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 26, Twonship 19,  
Range 1 West, described as follows: Begin at the Southeast  
corner of said E $\frac{1}{2}$  of SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 26, Township 19,  
Range 1 West and run north 30 feet, thence run west parallel  
with the south line of said forty 215 feet to the point of  
beginning of the lot herein described; from said point of  
beginning continue west 215 feet to the east line of an  
unnamed Street; thence north 210 feet, thence east 215 feet,  
thence south 210 feet to point of beginning.



TO HAVE AND TO HOLD Unto the said

Lloyd Howard and wife

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 lawfully seized in fee simple of said premis-  
es; that they are free from all encumbrances., except taxes for the year 1952 which the  
grantees herein assume and agree to pay,  
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, have hereunto set our hands and seal,

this 28th day of March, 1952.

WITNESSES:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

J. T. Johnson (Seal.)  
Ethel Johnson (Seal.)  
\_\_\_\_\_  
\_\_\_\_\_ (Seal.)  
\_\_\_\_\_ (Seal.)



State of ALABAMA

SHELBY COUNTY

I, J. H. Moore Justice of Peace a Notary Public in and for said County, in said State,  
hereby certify that J. T. JOHNSON AND WIFE, ETHEL JOHNSON

whose name s a resigned 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 28th day of March, 1952.

J. H. Moore J.P.

Notary Public.

State of ALABAMA

SHELBY COUNTY

I, J. H. Moore Justice of Peace a Notary Public in and for said County, in said State,  
hereby certify that on the 28th day of March, 1952 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 28th day of March, 1952.

J. H. Moore J.P.

Notary Public.

Filed in the office of the Probate Judge on the 23 day of Feb 1953 at 8 o'clock A M  
and recorded in Deed Book 158 Page 129 this 25 day of Feb 1953.  
Deed Tax 1.00 Mortgage Tax — has been paid.

L.C. Walker, Judge of Probate