

4538

R.S. 495 Fee 3.50  
6M-4-58  
REVISED 2-46

BOOK 162 PAGE 85

see mtg  
dep 2250.00  
total 4500.00

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 Twenty two hundred and fifty (\$2250.00)-----DOLLARS  
and other good and valuable considerations

to the undersigned grantor Lula E. Fulton, a widow

in hand paid by James Tince Johnson and wife Annie Sweeney Johnson

the receipt whereof is acknowledged I the said Lula E. Fulton, a widow

do grant, bargain, sell and convey unto the said James Tince Johnson and wife  
Annie Sweeney Johnson

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

Shelby County, Alabama, to-wit:

All that part of the Northwest quarter of the Northwest quarter of  
Section 18, Township 21, Range 2 West, lying North of the North Right-  
of-way line of the L & N Railroad track except that part conveyed to  
Iris Patton Goss by deed recorded in Deed Book 98, page 269, in the  
Probate Office of Shelby County, Alabama, being a area approximately  
4 acres.

Also

A part of the Northeast quarter of the Northeast quarter of Section 13,  
Township 21, Range 3 West, more particularly described as follows:  
Begin at the Northeast corner of said Section 13, and run thence West  
48 yards; thence to the left run South to the North Right-of-way line  
of said L & N Railroad; thence to the left proceed East following the  
North Right-of-way of the L & N Railroad to the Easterly line of  
Section 13, thence to the left proceed North to the point of beginning.

This instrument is subject to right of ways granted to Southern  
Natural Gas Company as described in deed recorded in Volume 90, Page  
459, and Volume 90, Page 437, Office of Judge of Probate, Shelby  
County, Alabama.

TO HAVE AND TO HOLD Unto the said James Tince Johnson and wife  
Annie Sweeney 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 I do, for myself and for my heirs, executors and administrators, covenant  
with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premis-  
es; that they are free from all encumbrances. except as above.

that I have a good right to sell and convey the same as aforesaid; that I will, and my  
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. except as above.

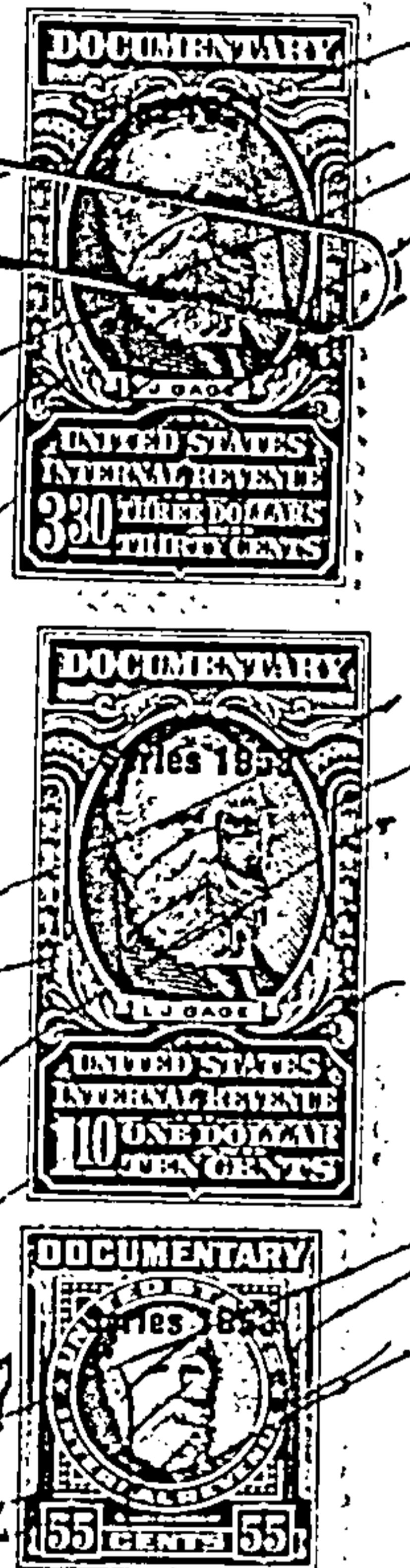
In Witness Whereof, I have hereunto set my hand and seal,

this 10<sup>th</sup> day of August, 1953.

WITNESSES:

+ Lula E. Fulton, a Widow. (Seal.)  
Lula E. Fulton

..... (Seal.)  
..... (Seal.)  
..... (Seal.)



State of Alabama }  
COUNTY }

I, W.M. Rush

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

hereby certify that Lula E. Fulton, a widow

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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10<sup>th</sup> day of August, 1953

W.M. Rush

Notary Public.

Filed in the office of the Probate Judge on the 26 day of Aug, 1953 at 8 o'clock A M.  
and recorded in Deed Book 162 Page 95 this 26 day of Aug, 1953.  
Deed Tax 2.50 Mortgage Tax \_\_\_\_\_ has been paid.  
L.C. Walker, Judge of Probate

STATE OF ALABAMA  
SHELBY COUNTY  
L.C. Walker, Judge of Probate  
has been paid in instrument by law.