

\$ .55 Feb. 1954

3765

State of Alabama

SHELBY

County

Know All Men By These Presents,

BOOK 167 PAGE 349  
DOLLARS

That in consideration of TWO HUNDRED AND NO/100

to the undersigned grantors John M. Bearden and wife, Lois Bearden

in hand paid by Robert D. Johnson and wife, Evelyn Johnson

the receipt whereof is acknowledged we the said John M. Bearden and Lois Bearden

do grant, bargain, sell and convey unto the said Robert D. Johnson and Evelyn Johnson

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

Shelby County, Alabama, to-wit:

A parcel of land situated in the SW $\frac{1}{4}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$ , Section 10, Township 19, Range 2 East, more particularly described as follows: Beginning at the NW corner of SW $\frac{1}{4}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$ , Section 10, Township 19, Range 2 East, and run thence Southerly along the West boundary of said SW $\frac{1}{4}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$  524 feet to the North margin of the Spring Creek public road, thence Easterly along the North margin of said Spring Creek road 355 feet, thence Northerly and parallel with said West boundary of said SW $\frac{1}{4}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$  524 feet to the North boundary of said SW $\frac{1}{4}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$ , thence Westerly along said North boundary to point of beginning.

Also a parcel of land in the SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$ , Section 10, Township 19, Range 2 East, more particularly described as follows: Beginning at the NE corner of SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$ , Section 10, Township 19, Range 2 East, and run thence Southerly along the East boundary of said section 570 feet to the North margin of the Spring Creek public road, thence Westerly along the North margin of said road 298 feet, thence Northerly and parallel with said East boundary of said Section 10, 620 feet to the North boundary of said SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$ , thence Easterly 298 feet to point of beginning.

TO HAVE AND TO HOLD Unto the said Robert D. Johnson and Evelyn 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 seals

this 22 day of May, 1954

WITNESSES:

John M. Bearden (Seal.)  
Lois Bearden (Seal.)

State of ALABAMA

SHELBY

COUNTY

I, Charles C. Cresson, a Notary Public in and for said County, in said State, hereby certify that John M. Bearden and wife, Lois Bearden 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 22 day of May 1954  
Charles C. Cresson As Notary Public

State of

Filed in the office of the Probate Judge on the 2 day of May 1954 at 8 O'clock P.M.  
and recorded in Book 167 Page 349 this 4 day of May 1954.  
Deed Tax - 50 Mortgage Tax has been paid.

do hereby certify that on the day of L.C. Walker, Judge of Probate  
the within named, day of 19

As Notary Public