

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

State of Alabama

SHELBY

County

BOOK 111 PAGE 485

KNOW ALL MEN BY THESE PRESENTS

That in consideration of Three Hundred Fifty and no/100 - - - - - DOLLARS
and the execution of a Purchase Money Mortgage for \$2,150.00

to the undersigned grantor J. T. Johnson

in hand paid by Ruth N. Robinson and Sam J. Robinson

the receipt whereof is acknowledged we the said J. T. Johnson and wife, Ethel Johnson

do grant, bargain, sell and convey unto the said Ruth N. Robinson and Sam J. Robinson
(husband, 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 SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 26 Township 19 South
Range 1, West, described as follows: Begin at the NE corner
of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section and run South along East
line of said forty about 501 feet or to the South right of way
line of Florida Short Route Highway; and run West along the
South RW line of said highway a distance of 350 feet for a
beginning point; thence run South 420 feet; thence Westerly
direction and parallel with South RW line of said highway a
distance of 210 feet; thence North 420 feet; thence Easterly
along Highway right of way a distance of 210 feet to point of
beginning.

Minerals and mining right excepted.

TO HAVE AND TO HOLD Unto the said Ruth N. Robinson and Sam J. Robinson

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 premis-
es; that they are free from all encumbrances. except taxes for 1955 tax year and as above stated,

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 21st day of February, 1955.

WITNESSES:

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

State of ALABAMA

SHELBY

COUNTY

I, J. H. Moore, a Notary Public in and for said County, in said State,
hereby certify that Ruth N. Robinson and Sam J. Robinson
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 21 day of February

J. H. Moore, Jr. Notary Public.

STATE OF ALABAMA, SHELBY COUNTY

I, L. C. Walker, Judge of Probate, hereby certify that the within
was filed for record the 21 day of Feb 1955, at 2 o'clock
and recorded in Book 121 Page 485 and the Mortgage Tax of
Deed Tax of \$50 has been paid.

L. C. Walker Judge of Probate