

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

State of Alabama

Jefferson

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred and No/100 (\$100.00) DOLLARS
and other valuable considerations paid

to the undersigned grantor Lonnie Felix Coston and wife, Marie Coston

in hand paid by James Whitfield Johnson and wife, Mayo S. Johnson

the receipt whereof is acknowledged We the said Lonnie Felix Coston and wife,
Marie Coston

do grant, bargain, sell and convey unto the said
James Whitfield Johnson and wife, Mayo S. Johnson
as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

A part of N $\frac{1}{2}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 2, Township 21, Range 3 West, more particularly described as follows: Commence at the SE corner of said N $\frac{1}{2}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section, and run North along the East line of said 20 acres, 230 feet to the point of beginning; thence continue North along East line of said 20 acres, 190 feet to the South line of Meadow Lane according to Map of J. G. Lacey Subdivision in Section 2, Tp 21, Range 3 West; thence along same West 105 feet to the NE corner of Elzie B. Green lot; thence along the East line of said Green lot and parallel with East line of said 40 acres, run South 190 feet; thence run East and parallel with the South line of Meadow Lane 105 feet to the point of beginning of lot herein described.

As a part of the above consideration the grantee herein agrees to assume that certain mortgage executed by grantor herein to Jefferson Federal Savings & Loan Association which is recorded in the Probate Office of Shelby County, Alabama in Vol. 253 on page 381.

TO HAVE AND TO HOLD Unto the said James Whitfield Johnson and wife, Mayo S. 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 13 day of May 1958

WITNESSES:

Lonnie Felix Coston (Seal.)
Marie Coston (Seal.)

State of Alabama

Jefferson

COUNTY

I, [Signature] a Notary Public in and for said County, in said State,

hereby certify that Lonnie Felix Coston and wife, Marie Coston

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

13

day of

May 1958

[Signature] Notary Public.

STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within [Signature] was filed for record the 14 day of May 1958 at 2 o'clock P.M. and recorded in Book 193 Page 190, and the Mortgage Tax on Deed Tax of \$2.00 has been paid.

[Signature] of Probate