

WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP

H 2-5099

State of Alabama
SHELBY County }

Know All Men By These Presents,

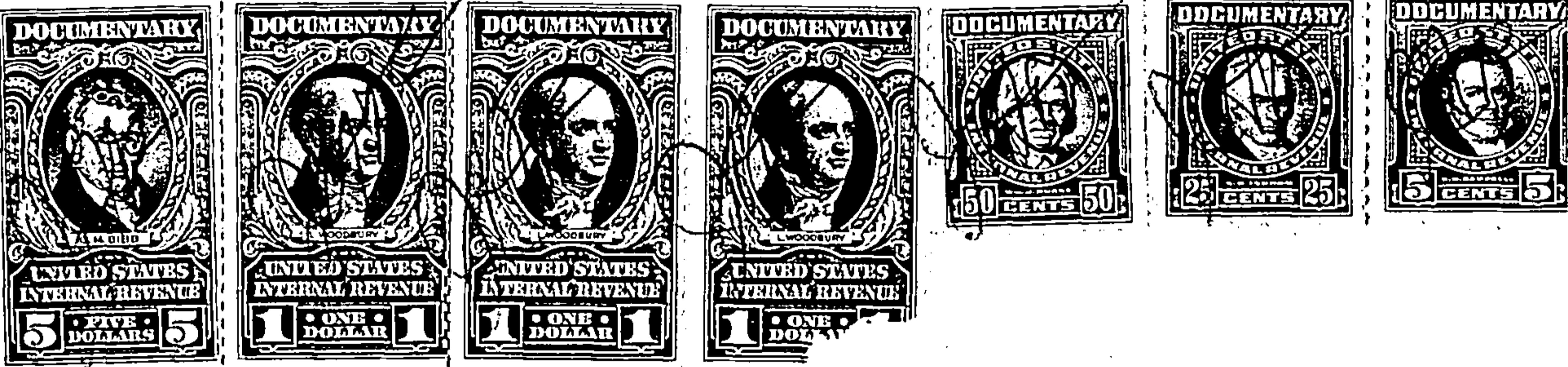
That in consideration of Seven thousand six hundred fifty and no/100---- DOLLARS
(\$7,650.00)to the undersigned grantor James H. Foust, John T. Foust, Jessie Ruth Fox, and
Mattie Foust

in hand paid by Raymond C. Johnson and wife, Geneva A. Johnson

the receipt whereof is acknowledged we the said James H. Foust, a single man; John T. Foust and wife, Lola S. Foust; Jessie Ruth Fox and husband, Richard M. Fox; Mattie Foust, a widow; do grant, bargain, sell and convey unto the said Raymond C. Johnson and wife, Geneva A. Johnson

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

Shelby County, Alabama, to-wit:

A Part of of the NE¹ of NW¹ of Section 26, Township 21, Range 3 West, described as follows: Beginning at the Southeast corner of said Forty acres and run West along the South line of said Forty acres, 140 yards; thence north 105 yards; thence East 140 yards to the East line of said Forty acres; thence South along the East line of said Forty acres 105 yards to point of beginning. Situated in Shelby County, Alabama.TO HAVE AND TO HOLD Unto the said Raymond C. Johnson and wife,
Geneva A. 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; Except 1958 taxes which are not yet due and payable.

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 hand s and seal,

this day of

WITNESSES:

James H. Foust

(Seal.)

John T. Foust

(Seal.)

Lola S. Foust

(Seal.)

Jessie Ruth Fox

(Seal.)

Richard M. Fox

(Seal.)

Mattie Foust-

Mattie Foust

(Seal.)

State of TEXAS

McLENNAN

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John T. Foust and wife, Lola S. Foust 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 18 day of AUGUST

1958

Margene J. Pyle As Notary Public

STATE OF ALABAMA)

COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James H. Foust, a single man; Jessie Ruth Fox and husband, Richard M. Fox; Mattie Foust, a widow; 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 the 12th day of September, 1958.

Amogene Kell Notary Public

STATE OF ALABAMA
SHELBY COUNTY
I, hereby certify that
has been paid the
privilege in instrument on the
Instrument as required
by law.

L. C. WALKER,
JUDGE OF PROBATE

TO

WARRANTY DEED
JOINT GRANTEES WITH SURVIVORSHIP

STATE OF ALABAMA,
Shelby County.

Office of the Judge of Probate

I hereby certify that the within deed was filed in this office for record on the 15 day of Sept. 1958 at 10 o'clock A.M. and was duly recorded in Volume 191 of Deeds at page 400 and examined.

J. C. Walker
Judge of Probate

THIS FORM FROM
LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

STATE OF ALABAMA, SHELBY COUNTY

I, L. C. Walker, Judge of Probate, hereby certify that the within Deed was filed for record the 15 day of Sept. 1958, at 10 o'clock A.M. and recorded in Volume 191 of Deeds at page 333, and the Mortgage Tax of Deed Tax of \$100 has been paid.

J. C. Walker, Judge of Probate