

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;

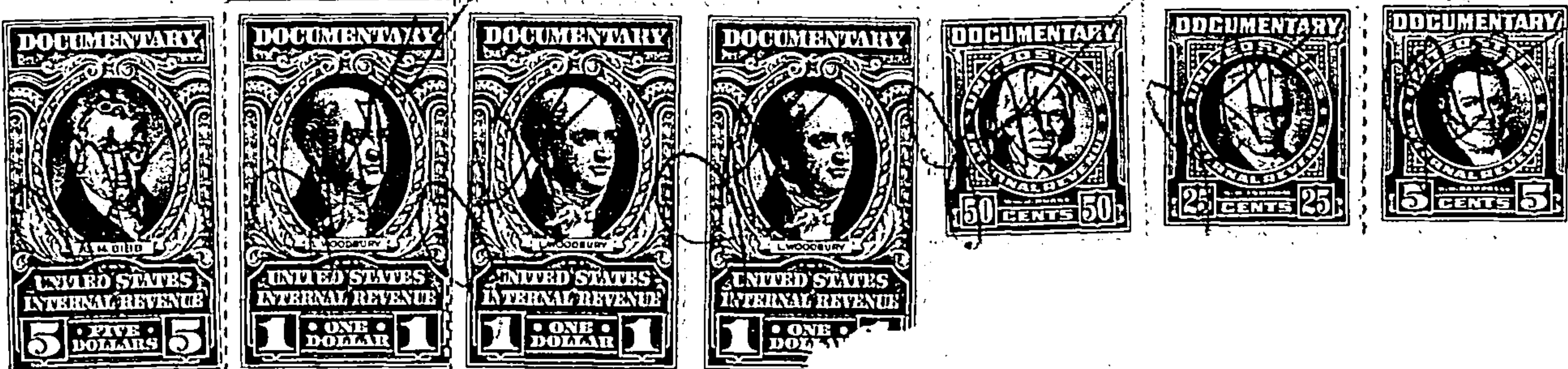
do grant, bargain, sell and convey unto the said Raymond C. Johnson and wife,  
Geneva A. Johnson

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

Shelby

County, Alabama, to-wit:

A Part of of the NE $\frac{1}{4}$  of NW $\frac{1}{4}$  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.)  
X John T. Foust (Seal.)  
X Lola S. Foust (Seal.)  
Jessie Ruth Fox (Seal.)  
Richard M. Fox (Seal.)  
Mattie Foust (Seal.)

Mattie Foust-



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 19 58

*Marjorie H. 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.

*Inogene Webb*  
Notary Public

STATE OF ALABAMA  
SHELBY COUNTY  
I hereby certify that  
has been paid on the with-  
in instrument as required  
by law.  
L. C. WALKER,  
JUDGE OF PROBATE

*8.00*  
*1.45*  
*9.45 due*

RETURN TO  
Guaranty Savings & Loan Ass'n  
2012 2 Ave No.  
B. Ann 3

TO

WARRANTY DEED

JOINT GRANTEEES 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. 19 58  
at 8 o'clock P. M. and was duly re-  
corded in Volume 195 of Deeds  
at page and examined.  
*H. 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. 19 58, at 8 o'clock  
and recorded in *Deed* record *195* Page *333*, and the Mortgage Tax of  
Deed Tax of *8.00* has been paid.  
*L. C. Walker* Judge of Probate