

State of Alabama

SHELBY

County

2408

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY-TWO HUNDRED, FIFTY and NO/100 ..... DOLLARS

to the undersigned grantor s WILLIAM C. McNUTT and wife, IRENE M. McNUTT

in hand paid by O.E. JOHNSON and wife, MITTICE D. JOHNSON

the receipt whereof is acknowledged we the said WILLIAM C. McNUTT and wife, IRENE M. McNUTT

do grant, bargain, sell and convey unto the said O.E. JOHNSON and wife, MITTICE D. JOHNSON

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

SHELBY County, Alabama, to-wit:

Lot 6, (six) in Block 6 (six) in INDIAN SPRINGS RANCH situated in Shelby County, Alabama, according to the plat thereof prepared by A.A. Winters, Registered Surveyor, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, on September 26, 1958, in Map Record 4, Page 29, subject to easements and restrictive covenants of record.

Subject to: Line permits running to Alabama Power Company dated Aug. 18, September 1, and September 2, 1955, and October 6, 1958, and recorded respectively in the Probate Office of Shelby County, Alabama, in Deed Book 176, pages 73, 71, and 75 and Deed Book 198, Page 491; Restrictions dated September 25, 1958, and recorded in Deed Book 195, Page 467, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said O.E. JOHNSON and wife, MITTICE D. 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 hand and seal,

this 9th day of March, 1960

WITNESSES:

..... (Seal.)
William C. McNutt (Seal.)
(William C. McNutt)
Irene M. McNutt (Seal.)
Irene M. McNutt (Seal.)
(Irene M. McNutt)

BOOK 208 PAGE 12

RETURN TO: HARRIS M. GORDON  
Emmett Clark Real Estate  
3040 Montgomery Hwy., Homewood, Ala.  
COLUMBIANA, ALABAMA

William C. McNutt and wife,

Irene M. McNutt

TO

O.E. Johnson and wife,

Mitlice D. Johnson

**WARRANTY DEED**

JOINT WITH RIGHT OF SURVIVORSHIP

*Handwritten:*  
S. G. L.  
C. J. J.  
C. J. J.

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

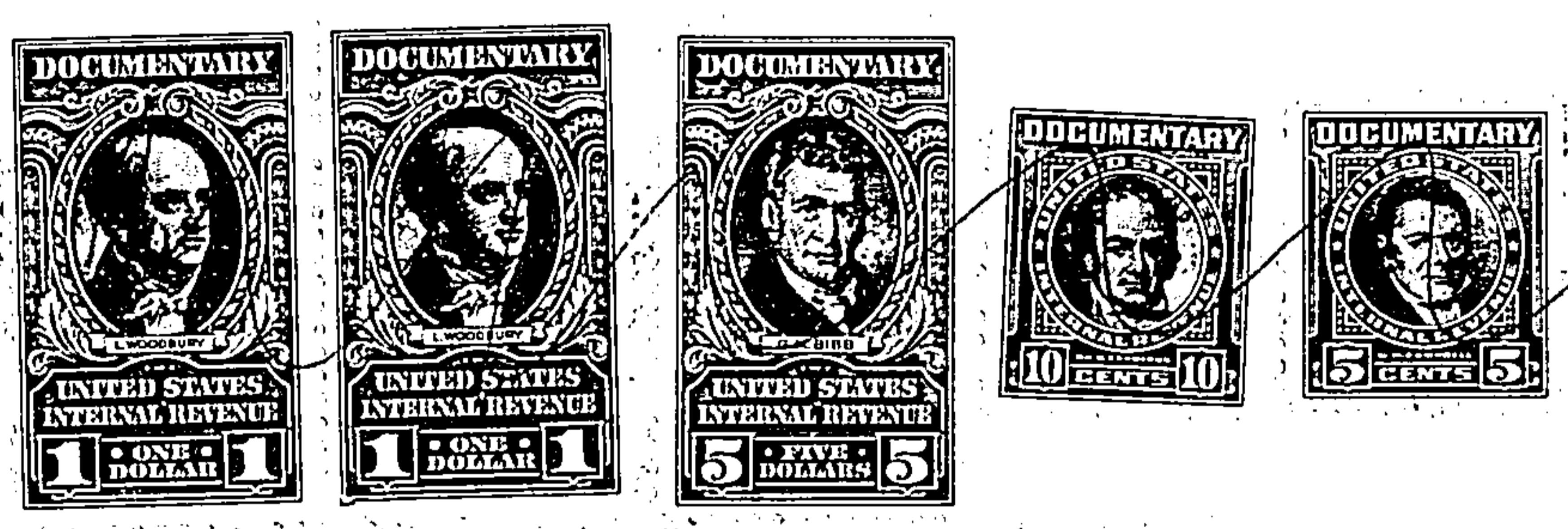
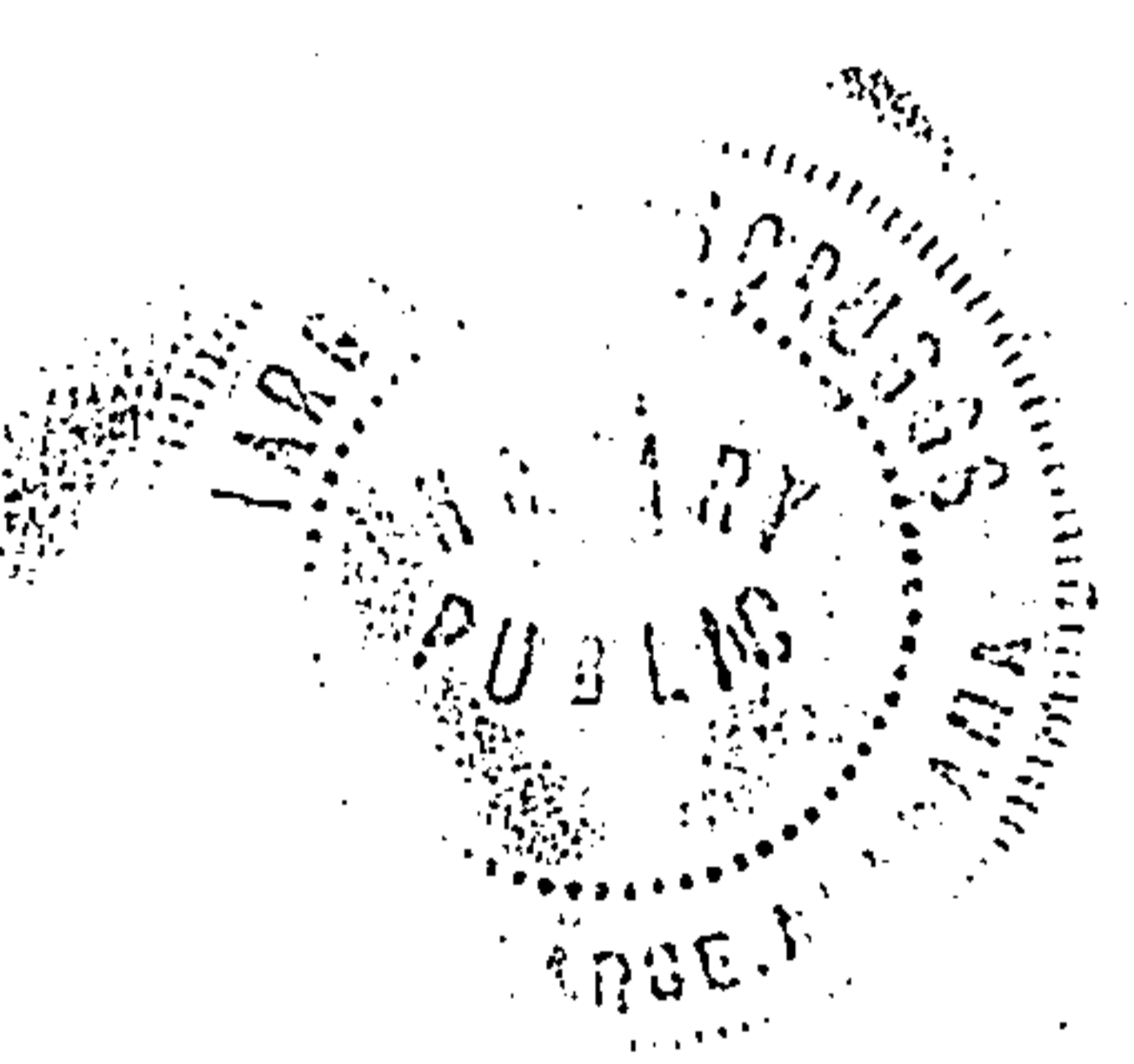
BIRMINGHAM, ALABAMA

State of ALABAMA  
JEFFERSON COUNTY

I, The undersigned a Notary Public in and for said County, in said State,  
hereby certify that William C. McNutt and wife, Irene M. McNutt  
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 9th day of March, 1960

*Margaret Scroggs*  
Notary Public.



BOOK 208 PAGE 73

STATE OF ALABAMA  
SHELBY COUNTY  
I, Conrad M. Fowler, Judge of Probate,  
certify that the within  
filed in this office for record the  
of 1960 at  
and recorded in  
page  
and the Mortgage Tax of \$  
Deed Tax of \$ has been paid.

Free \$  
1.75  
Judge of Probate

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed  
was filed for record the 14 day of Mar 1960 at 8 o'clock A M. and  
recorded in deed Record 208 at page 72 and the Mortgage Tax  
Deed Tax 6.50 has been paid.

*Conrad M. Fowler*  
Judge of Probate