

State of Alabama

---SHELBY---

County

617

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Thousand One Hundred Seventy Five & 29/100 DOLLARS and assumption of hereafter described mortgage

to the undersigned grantors C. G. Hopper and wife, Esther E. Hopper

in hand paid by Frank A. Johnston and Bobbie C. Johnston

the receipt whereof is acknowledged we the said C. G. Hopper and Esther E. Hopper

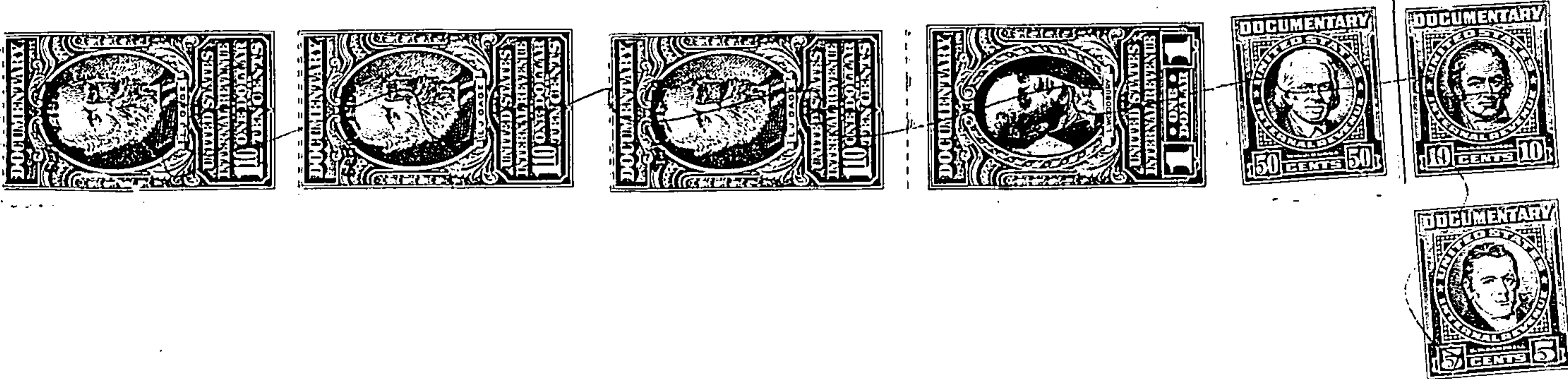
do grant, bargain, sell and convey unto the said Frank A. Johnston and Bobbie C. Johnston

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

Shelby County, Alabama, to-wit:

All that part of the South Half of the South Half of the North Half of the Northwest Quarter of Section 7, Township 19, Range 1 West, which lies west of the Cahaba Valley County Road, consisting of 14 acres, more or less.

Grantees assume and promise to pay, according to its terms, that certain mortgage (unrecorded) to Troy W. Swinney in the principal sum of \$6000.00 and a present principal balance of \$5574.71.



TO HAVE AND TO HOLD Unto the said Frank A. Johnston and Bobbie C. Johnston

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 seals, this 26th day of October, 1960.

WITNESSES:

C. G. Hopper (Seal.)
Esther E. Hopper (Seal.)
(Seal.)
(Seal.)

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TO

Frank A. Jackson
2513 Oakley St
Birmingham Ala

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
HELBY COUNTY }

I, Conrad M. Fowler, Judge of Probate hereby
certify that the within deed was
filed in this office for record the 7th day
of October 1960 at 10 o'clock AM.
and recorded in Vol 1 Record 212
page 44 and examined 9.20
and the Mortgage Tax of \$ 2.50
Deed Tax of \$ 1.45 has been paid.

Fee \$ 1.45
Wm. Wells
Judge of Probate

THIS FORM FROM
TITLE GUARANTEE & TRUST CO. 4.55
TITLE INSURANCE - ABSTRACTS 9.20
TRUSTS 1.45
BIRMINGHAM, ALABAMA

14-95 AM

State of ALABAMA }
JEFFERSON COUNTY }

I, the undersigned a Notary Public in and for said County, in said State,
hereby certify that C. G. Hopper and wife, Esther E. Hopper
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 26th day of October, 1960.

Alvin D. Faucher
Notary Public.

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Filed 11/4/60 8 AM
deed tax 4.50 mt to 9.00 pd