

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

State of Alabama

SHELBY

County

1451
KNOW ALL MEN BY THESE PRESENTS,
See mtg 269
page 619

That in consideration of Eight Hundred and No/100 (\$800.00) DOLLARS
and the execution of a purchase money mortgage in the amount of \$250.00

to the undersigned grantors, V.W. Johnson and wife, Julia Mae Johnson,

in hand paid by Charles Daniel Brown and Esther L. Brown, Husband and wife,

the receipt whereof is acknowledged we the said V.W. Johnson and wife, Julia Mae Johnson,

do grant, bargain, sell and convey unto the said Charles Daniel Brown and Esther L. Brown

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

Shelby

County, Alabama, to-wit:

Lot No. 1 in Block No. 4 in Pine Grove Camp according to the Survey and Map of the lands of Andrew Drennan, situated in the Southeast Quarter of the Southeast Quarter of Section 12, Township 24, Range 15 East; said Survey and Map being of record in the Office of the Judge of Probate of Shelby County, Alabama, except mineral and mining rights, and also excepting those water rights heretofore conveyed to the Alabama Power Company by deed recorded in Deed Book 52 at Page 176 in the said Probate Office.

TO HAVE AND TO HOLD Unto the said Charles Daniel Brown and Esther L. Brown

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 as stated above and Power Line Permit to the Alabama Power Co.

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 8 day of December, 1959.

WITNESSES:

Emily Jones



V.W. Johnson (Seal.)
(V.W. Johnson)

Julia Mae Johnson (Seal.)
(Julia Mae Johnson)

State of ALABAMA

JEFFERSON

COUNTY

I, Irene B. Brooks

a Notary Public in and for said County, in said State,

hereby certify that V.W. Johnson and wife, Julia Mae Johnson

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 8 day of December, 1959.

Irene B. Brooks
Notary Public.

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed for record in this office on the 20 day of Dec 1960 at 2 P.M. o'clock, and recorded in Book 213 at page 225 on the 20 day of Dec 1960. Mortgage Tax _____ Deed Tax 1.00 has been paid.