

State of Alabama

SHELBY County

230
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR (\$1.00) DOLLARS

to the undersigned grantor s John M. Bearden and wife, Lois Bearden

in hand paid by Robert D. Johnson and wife, Evelyn Johnson

the receipt whereof is acknowledged we the said John M. Bearden and Lois Bearden

do grant, bargain, sell and convey unto the said Robert D. Johnson and Evelyn Johnson

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

Shelby County, Alabama, to-wit:

A partel of land situated in the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 10, Township 19, Range 2 East, more particularly described as follows: Beginning at the NW corner of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 10, Township 19, Range 2 East and run thence Southerly along the West boundary of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ 524 feet to the North margin of the Spring Creek public road; thence Easterly along the North margin of said Spring Creek road 355 feet, thence Northerly and parallel with said West boundary of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ 524 feet to the North boundary of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$; thence Westerly along said North boundary to point of beginning.

Also a parcel of land in the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 10, Township 19, Range 2 East, more particularly described as follows: Beginning at the NE corner of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 10, Township 19, Range 2 East, and run thence Southerly along the East boundary of said Section 570 feet to the North margin of the Spring Creek public road, thence Westerly along the North margin of said road 398 feet; thence Northerly and parallel with said East boundary of said Section 10, 620 feet to the North boundary of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$; thence Easterly 398 feet to point of beginning.

This deed is given for the sole purpose of correcting the erroneous description in that certain deed from grantors herein to grantees herein dated May 22, 1954, recorded in the Probate Office of Shelby County, Alabama in Deed Book 167, page 349.

TO HAVE AND TO HOLD Unto the said Robert D. Johnson and Evelyn 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 s and seal,

this 25 day of February, 1961.

STATE OF ALABAMA
SHELBY COUNTY

WITNESSES: ACT NO. 769
I hereby certify that no Deed Tax has been col-
lected on this instrument.

Conrad M. Fowler
Judge of Probate

"TAX EXEMPT"

John M. Bearden (Seal.)
Lois M. Bearden (Seal.)
Lois Bearden (Seal.)
(Seal.)

BOOK 214 PAGE 168

W. D. Russell
TO

Vol 566

Abstract

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
SHELBY COUNTY }

I, Conrad M. Fowler, Judge of Probate hereby
certify that the within *Deed* was
filed in this office for record the *21* day
of *Feb* 19*61* at *10* o'clock *AM*
and recorded in *Book 218*
page *162* and examined *2* and
the Mortgage Tax of \$ *1.98*
Deed Tax of \$ *1.98* has been paid

Fee \$ *1.98* Judge of Probate

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of ALABAMA }
SHELBY COUNTY }

I, *Conrad M. Fowler*

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

hereby certify that John M. Bearden and wife, Lois Bearden
whose name s 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

25th day of February, 1961.

Conrad M. Fowler
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 *25* day of *Feb* 19*61* at *10* o'clock *AM* and
recorded in *Book 218* at page *162* on the *25* day of *Feb* 19*61*.
Mortgage Tax *1.98* Deed Tax *1.98* has been paid.
Conrad M. Fowler
Judge of Probate

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