CORPORATION WARRANTY DEED-JOINT WITH RIGHT OF SURVIVORSHIP-TITLE GUARANTEE & TFUST CO.. BINM

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS. That for and in consideration of NINE HUNDRED FIFTY AND NO/100 (\$950.00)

Rux Carter Real Estate Company, Inc. to the undersigned grantor, Leonard B. Johnson and wife, Mary Brooks Johnson a corporation, in hand paid by

the receipt whereof is acknowledged, the said

Rux Carter Real Estate Company, Inc.

does by these presents, grant, bargain, sell, and convey unto the said Leonard B. Johnson and Mary Brooks Johnson

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

She lby

County, Alabama, to-wit:

Lot No. 10 in Block D, according to the map of the Riverview Subdivision as recorded in Nap Book 4, page 63 in the Probate Office of Shelby County, Alabama.

. Subject to subdivision restrictions and covenants dated June 2, 1961, ... recorded in the Probate Office of Shelby County, Alabama in Deed Book 215, page 662.

Subject to utility easement to Alabama Power Company and Southern Bell Telephone & Telegraph Co. dated June 2, 1961, recorded in the Probate Office of Shelby County, Alabama in Deed Book 215, page 668.

Also, subject to transmission line permits to Alabama Power Company of record.

TO HAVE AND TO HOLD said property unto the said Leonard B. Johnson and Mary Brooks 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.

Rux Carter Real Estate Company, inc. And said

does for itself, its successors

Leonard B. Johnson and Hary Brooks Johnson, their and assigns, covenant with said heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said

Leonard B. Johnson and Mary Brooks Johnson, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Rux Carter Real Estate Company,

Inc., The winds

has hereunto set its

President

aignature by Rux Carter its

July, 1962.

who is duly authorized, on this 3'5

ATTEST:

Secretary.

Vice-President.

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THIS FORM FROM THE GUARANTEE & TRUST CA THE INSURANCE - ASSTRACTS TRUSTS DISCRIMONAN, ALABAMA		WARRANTY DEED WITH RIGHT OF SURVIVORSHIP	TO	
State of Alabama				
SHELBY County				
I. Roy Lanuy	•	•	n Notary Public	in and for said
county in said state, hereby curary made	Rux Carter	arter Real K	state Company,	Inc.
whose name as a corporation, is signed to the foregoing countries day that, being informed of the content.	onvoyance, and who	is known to n	ie, acknowledged	before me on
executed the same voluntarily for and as t	the act of said corpor	ration.		•

STATE OF ALA. SHELBY CO. & STOEED TAX HAS BEEN PD. ON THIS INSTRUMENT.

JUDGE OF PROBATE

My committeen and moures Sept. 3. 1205