

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)

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

Lot No. 10 in Block D, according to the map of the Riverview Subdivision
as recorded in Map 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.

And said Rux Carter Real Estate Company, Inc. does for itself, its successors
and assigns, covenant with said Leonard B. Johnson and Mary Brooks Johnson, their
heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

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., has hereunto set its

signature by Rux Carter its President,
who is duly authorized, on this 24 day of July, 1962.

ATTEST:

Jane F. Carter
Secretary.

By Rux Carter
Vice-President.

PORTER, MORGAN, ALABAMA

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County

Conrad W. Fowler
JUDGE OF PROBATE

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