

State of Alabama

Shelby

County

Know All Men By These Presents.

That in consideration of One dollar and other valuable considerations-- DOLLARS

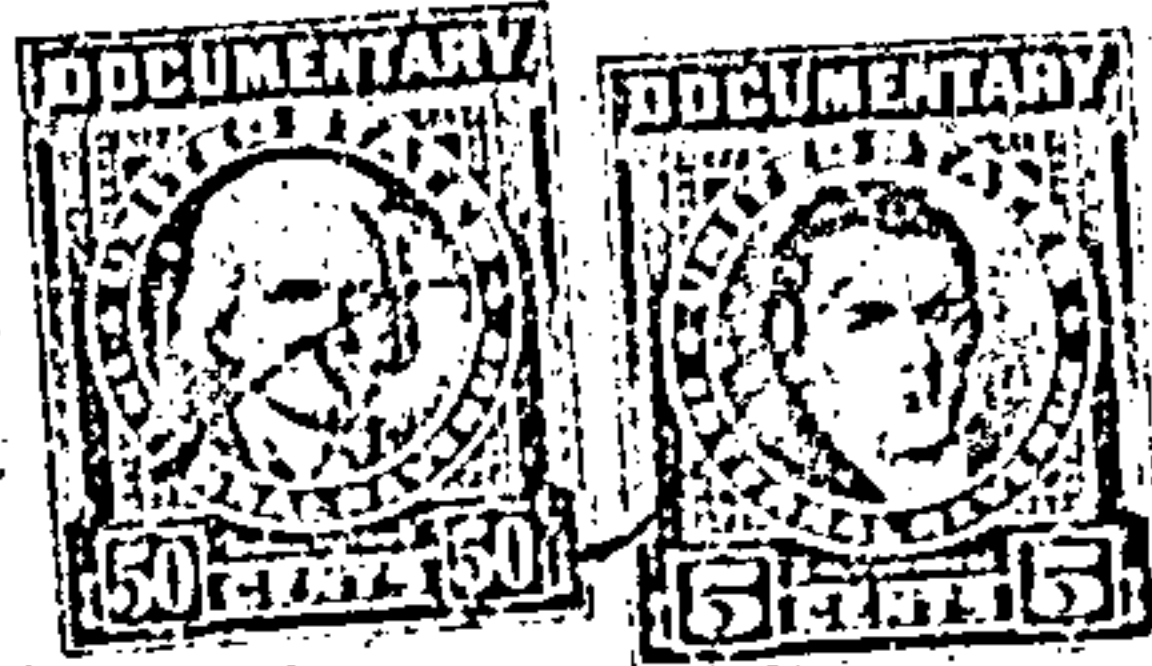
to the undersigned grantors Arthur A. Johnson, a widower, H. B. Spradley and wife Millie Spradley, Robert D. Johnson and wife Evelyn Johnson, James A. Johnson and wife Irene Johnson in hand paid by C. S. Johnson and wife Gladys Johnson

the receipt whereof is acknowledged we the said Arthur A. Johnson, H. B. Spradley and wife Millie Spradley, Robert D. Johnson and wife Evelyn Johnson, James A. Johnson and wife Irene Johnson do grant, bargain, sell and convey unto the said C. S. Johnson and wife Gladys Johnson

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

Shelby County, Alabama, to-wit:

Commencing 315 feet Northeastly of the Will Dyer Lot and running in a Northeast direction along the Sterrett Road 105 feet; thence Southeast 210 feet; thence Southwest 105 feet; thence Northwest 210 feet to the point of beginning. Being situated in the NE¹ of SW⁴ of Section 19, Township 18, South, Range 2 East. In Shelby County, Alabama, excepting however any part of subject property lying within Sterrett Road.



TO HAVE AND TO HOLD Unto the said C. S. Johnson and wife Gladys 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 this 29th day of May 1963

WITNESSES:

our hands and seal,
Arthur A. Johnson (Seal)
H. B. Spradley (Seal)
Millie Spradley (Seal)
Robert D. Johnson (Seal)
James A. Johnson (Seal)
Irene Johnson (Seal)

Irene Johnson

226 240

102-A

RETURN TO:
GUARANTY SAVINGS AND LOAN ASSN
2012 Second Avenue, North
Birmingham, Alabama

WARRANTY DEED
JOINT GRANTEEES WITH SURVIVORSHIP

TO

Realty Title Company
2025 4th Avenue North
Birmingham, Alabama

State of Alabama
Jefferson COUNTY

I, Trenyon H. Gamble, a Notary Public in and for said County, in said State, hereby certify that Arthur A. Johnson, a widower; H. B. Spradley and wife, Millie Spradley; Robert D. Johnson, husband of Evelyn Johnson; James A. Johnson & wife, Irene 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 29th day of May 1963
Trenyon H. Gamble As Notary Public

I, Joe Lloyd Davis, a Notary Public in and for said County, in said State, hereby certify that, Evelyn Johnson, wife of Robert D. Johnson, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of June, 1963.

Joe Lloyd Davis
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON
4/23/63
RECORDED & \$ MTG. TAX
& \$ DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.
Correll M. Fowler
JUDGE OF PROBATE

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