

7215

See ref 290 P422

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, /and execution of purchase money mortgage in amount of \$9,000.00

That in consideration of TWO THOUSAND, FIVE HUNDRED and NO/100 - - - - - DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, JAMES TINCE JOHNSON and wife, ANNIE SWEENEY JOHNSON

(herein referred to as grantors) do grant, bargain, sell and convey unto

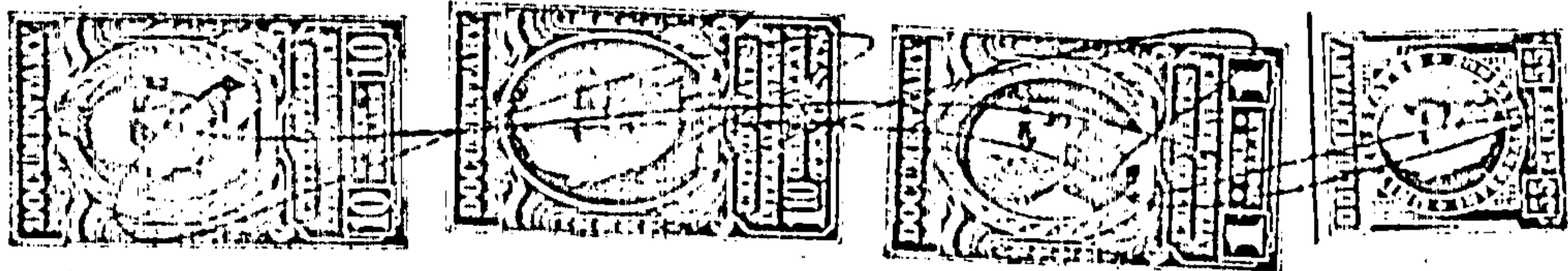
DONALD RICHARD JOHNSON and wife, MILDRED M. JOHNSON

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion; the following described real estate situated in SHELBY County, Alabama to-wit:

All that part of the NW¹/₄ of NW¹/₄ of Section 18, Township 21, Range 2 West, which lies North of the Southbound track of the L & N Railroad and West of that part formerly belonging to Iris Patton Gross, as described in Deed recorded in Deed Book 98, on Page 269, in the Probate Office of Shelby County, Alabama.

Also a part of the NE¹/₄ of NE¹/₄ of Section 13, Township 21, Range 3 West, described as beginning at the NE corner of said Section and run West 48 yards; thence South to the North Right of Way line of the L & N Railroad; thence East to said Section line and thence North to the point of beginning.

Subject to: Transmission line permits to Alabama Power Company recorded in Deed Book 48, Page 594, Deed Book 103, Page 60, and in Deed Book 180, Page 302, in the Probate Office of Shelby County, Alabama; Pipe line easements to Southern Natural Gas Corporation recorded in Deed Book 90, Page 437, and in Deed Book 90, Page 459, in the said Probate Office; Right of Way to South and North Alabama Railroad Company, recorded in Deed Book 26, Page 217, and release to South and North Alabama Railroad Company recorded in Deed Book 40, Page 451, in the said Probate Office; Contract to L & N Railroad Company as recorded in Deed Book 167, Page 322, in the said Probate Office.



TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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(s), this 14th day of October, 19 64

WITNESS:

STATE OF ALA. SHELBY, CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 12/12/64
RECORDED & INDEXED
PD. CH. T.

(James Tince Johnson) (Seal)
James Tince Johnson (Seal)
Annie Sweeney Johnson (Seal)
Annie Sweeney Johnson

STATE OF ALABAMA
Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Tince Johnson and wife, Annie Sweeney Johnson 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 14th day of October, A. D., 19 64

Margaret Scrymgeour
Notary Public.

BOOK 232 PAGE 648