

Mail Tax Notice to: Larry Ellis Gibson and
Anita LuAnn Gibson
30906 Hwy 25 North
Wilsonville, Al. 35186

This instrument was prepared by
(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW
(Address) COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY-SIX THOUSAND, TWO HUNDRED FIFTY & NO/100 (56,250.00) DOLLARS to the undersigned grantor, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Thomas O. Smith, III, a married man (herein referred to as grantor) do grant, bargain, sell and convey unto Larry Ellis Gibson and wife, Anita LuAnn Gibson (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the NW corner of Section 6, Township 21 South, Range 2 East (Gun barrel found in place); thence run Southerly along the West boundary line of said Section 6 a distance of 1313.43 feet to a point; thence turn an angle of 87 deg.19'01" to the left and run Easterly a distance of 632.37 feet to a point on the Eastern right of way line of Alabama Highway No. 25 (iron found in place); thence turn an angle of 61 deg. 55'07" to the left and run Northeasterly along said Eastern right of way line of said Alabama Highway No. 25, a distance of 311.52 feet to a re-bar at the NW corner of the William Ray property (Real Book 025, page 671) which is the point of beginning of the parcel of land herein described; thence continue along said Eastern right of way line of Alabama Highway No. 25 and along the same line of direction, a distance of 151.36 feet to a point; thence turn an angle of 91 deg.23'17" to the right and run Southeasterly a distance of 213.0 feet to a point; thence turn an angle of 89 deg.56'11" to the right and run Southwesterly a distance of 83.12 feet to a point; thence turn an angle of 57 deg.39'29" to the right and run Westerly a distance of 55.27 feet to a point; thence turn an angle of 58 deg.58'57" to the left and run Southwesterly and parallel to the right of way of Alabama Highway No. 25, a distance of 10.0 feet to a point; thence turn an angle of 58 deg.58'57" to the right and run Westerly a distance of 20.60 feet to a point; thence turn an angle of 25 deg.32'19" to the right and run Northwesterly a distance of 146.66 feet to the point of beginning. Said parcel is lying in the NW 1/4 of NW 1/4, Section 6, Township 21 South, Range 2 East Shelby County, Alabama. According to survey dated April 1, 1994, of Lewis H. King, Jr., L.S. 12487.

SUBJECT TO:

- (1) Taxes for 1995 and subsequent years. 1995 ad valorem taxes are a lien but not due and payable until Oct.1,1995.
- (2) Purchase Money Mortgage in amount of \$48,450.00, executed simultaneously herewith.

The above described property constitutes no part of the homestead of grantor or his spouse.

TO HAVE AND TO HOLD unto the said GRANTEES 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

04/04/1995-08484
08:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 19.00

Inst # 1995-08484

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

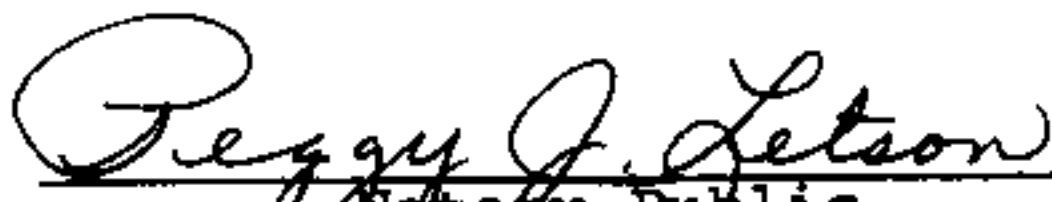
IN WITNESS WHEREOF, I, have hereunto set my hand and seal this 3rd day of April, 1995.


Thomas O. Smith, III

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas O. Smith, III, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of April, 1995.


Notary Public

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