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Shelby Cnty Judge of Probate, AL
06/22/1976 12:00:00AM FILED/CERT

6207

THIS INSTRUMENT PREPARED BY:

F. R. INGRAM, ATTORNEY

602 Farley Building, B'ham, Ala.

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of ONE and no/100 (\$1.00) * * * * * DOLLARS and other good and valuable considerations, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

WILLIAM C. GIBBS and wife, RUTH GIBBS, and FRANCIS M. RANDALL, an unmarried man, (herein referred to as grantors) do grant, bargain, sell and convey unto

WILLIAM C. GIBBS and RUTH GIBBS

(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:

Begin at the midpoint of the West line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 2, Township 19 South, Range 2 East, thence run North approximately 660' to the NW corner of said 40 acres, thence turn an angle of approximately 90° to the right and run along the North line of said Section 2 approximately 1320' to the midpoint of the North line of said Section 2, thence turn an angle of approximately 90° to the left and run North and parallel to the West line of Section 35, Township 18 South, Range 2 East, approximately 1320' to the NW corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 35, thence turn an angle of approximately 90° to the right and run East and parallel to the South line of said Section 35 approximately 1620' to the West line of the right-of-way of U. S. Highway 231, thence turn an angle to the right and run Southerly along the said West line of the right-of-way of U. S. Highway 231 approximately 2000' to a point on the said West line of said U. S. Highway 231 right of way and the intersection of the North line of the South Half of the NE $\frac{1}{2}$ of the NE $\frac{1}{2}$ of said Section 2, Township 19 South, Range 2 East, thence turn an angle to the right and run West along the said North line of said South Half of the NE $\frac{1}{2}$ of the NE $\frac{1}{2}$ of Section 2 approximately 600' to the West line of said NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 2, thence turn an angle of approximately 90° to the right and run North along the West line of said NE $\frac{1}{4}$ of NE $\frac{1}{4}$ Section 2, approximately 660' to the North line of said Section 2, thence turn an angle of approximately 90° to the left and run West along said North line of Section 2 approximately 330' to a point on the center line of Plantation Pipe Line Company's 50' right of way, thence turn an angle to the left and follow said center line of said 50' right-of-way SW approximately

CONTINUED ON REVERSE SIDE HEREOF

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:

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 and seal S, this 21st day of June, 1976

WITNESS:

Frances Cashatt
F. R. Ingram

William C. Gibbs
Ruth Gibbs
Francis M. Randall

State of ALABAMA

JEFFERSON COUNTY

General Acknowledgement

I, Frances Cashatt

hereby certify that WILLIAM C. GIBBS and wife, RUTH GIBBS, Francis M. Randall, an unmarried man, 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 21st day of June A. D., 19 76.

Frances Cashatt

Notary Public

CONTINUED FROM REVERSE SIDE HEREOF:-

1350' to the point of intersection of said center line of said 50' right-of way and the South line of the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 2, Township 19 South, Range 2 East, thence turn to the right and run Westerly along the said South line of the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 2 approximately 900' to the point of beginning, excepting Plantation Pipe Line Company's approximately 10 acre sub-station and Plantation Pipe Line Company's portion of their right-of-way across said property and Alabama Power Company's rights of way across said lands and Southern Natural Gas Company's right-of-way across said lands, the acreage hereby conveyed being 75 acres, more or less, in Shelby County, Alabama.

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BOOK

19760622000057470 2/2 \$.00
Shelby Cnty Judge of Probate, AL
06/22/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1976 JUN 22 PM 1:57
Deaf T. S.
Conceded by Deaf T. S.
JUDGE OF PROBATE

Frances Cashatt
Notary Public

STATE OF ALABAMA)
JEFFERSON COUNTY)
I, Frances Cashatt, a Notary Public in and for said County, in said State, hereby certify that FRANCIS M. RANDALL, an unmarried man, 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 21st day of June, 1976.

RETURN TO
3455 Damascus Lane
Birmingham Ala. 35217
William C. Elder
Ruth Elder
and
Francis M. Randall
TO
William C. Elder
and
Ruth Elder
WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

615 No. 21st Street Birmingham, Ala.

3.00
1.00
50
5.00