

STATE OF ALABAMA)

COUNTY OF SHELBY)

435
19800515000053680 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
05/15/1980 00:00:00 FILED/CERTIFIED

WARRANTY DEED

THIS INDENTURE, made this 23 day of April, 1980, between WILLIAM CHADWICK GIBBS AND WIFE, RUTH HAND GIBBS, hereinafter referred to as "Grantor", and RUTH HAND GIBBS, hereinafter referred to as "Grantee",

W I T N E S S E T H:

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells and conveys unto Grantee, the following described real estate, to-wit:

PARCEL ONE: The West Half ($W\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$) of Section Two (2), Township Nineteen (19) South, Range Two (2) East, excepting Plantation Pipe Lines' 50 foot right of way across said property, being five (5) acres, more or less, in Shelby County, Alabama.

PARCEL TWO: Begin at the midpoint of the West line of the Northeast Quarter ($NE\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$), Section Two (2), Township Nineteen (19) South, Range Two (2) East; thence run north approximately 660 feet to the northwest corner of said 40 acres; thence turn an angle of approximately 90° to the right and run along the north line of said Section Two (2) approximately 1320 feet to the midpoint of the north line of said Section Two (2); thence turn an angle of approximately 90° to the left and run North and parallel to the West line of Section Thirty-five (35), Township Eighteen (18) South, Range Two (2) East, approximately 1320 feet to the Northwest corner of the Southwest Quarter ($SW\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) 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 Thirty Five (35) approximately 1620 feet 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 feet 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 ($S\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of said Section Two (2), Township Nineteen (19) South, Range Two (2) East; thence turn an angle to the right and run West along the said North line of said South Half ($S\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section Two (2) approximately 600 feet to the West line of said Northeast Quarter ($NE\frac{1}{4}$) of Northeast Quarter ($NE\frac{1}{4}$) of Section Two (2); thence turn an angle of approximately 90° to the right and run north along the west line of said Northeast Quarter ($NE\frac{1}{4}$) of Northeast Quarter ($NE\frac{1}{4}$), Section Two (2), approximately 660 feet to the North line of said Section Two (2); thence turn an angle of approximately 90° to the left and run West along said North line of Section Two (2) approximately 330 feet to a point on the center line of Plantation Pipe Line Company's 50 foot right of way; thence turn an angle to the left and follow said center line of said 50 foot right of way southwest approximately 1350 feet to the point of intersection of said center line of said 50 foot right of way and the south line of the North Half ($N\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$) of said Section Two (2), Township Nineteen (19) South, Range Two (2) East; thence turn to the right and run westerly along the said South line of the North Half ($N\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$) of said Section Two (2) approximately 900 feet 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.

TO HAVE AND TO HOLD unto Grantee, and unto her heirs and assigns forever.

Grantor, subject to any aforesaid exceptions and reservations, for himself and for his heirs, executors and administrators, covenants with Grantee, his heirs and

Ruth Hand Gibbs
Rt 4 Box 376
Gadsden, AL 35904

BOOK 326 PAGE 417

assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances; that he has a good right to sell and convey the same as aforesaid; that he will, and his heirs, executors and administrators shall, warrant and defend the same to Grantee, his heirs and assigns forever, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed these presents on the day and date first above written.

William Chadwick Gibbs
WILLIAM CHADWICK GIBBS

Ruth Hand Gibbs (L.S.)
RUTH HAND GIBBS

STATE OF ALABAMA)
COUNTY OF ETOWAH)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that William Chadwick Gibbs and wife, Ruth Hand Gibbs, 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 of office this the 23 day of April, 1980.

Charles L. Clifton
NOTARY PUBLIC

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
NOTARIAL INSTRUMENT FILED
1980 MAY 15 PM 4:10

Thomas C. Ligon, Jr.
JUDGE OF PROBATE

deed	Tax	8.00
		3.00
rec		1.00
ind		<u>12.00</u>