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This instrument was prepared by

(Name) LARRY L. HALCOME
ATTORNEY AT LAW
(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35206

Send tax notice to:
Thomas Gribbon
3103 Keystone Drive
Birmingham, AL 35243

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars and other valuable considerations (\$10.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Thomas Gribbon and wife, Deborah B. Gribbon
(herein referred to as grantors) do grant, bargain, sell and convey unto

✓ Thomas Gribbon and Deborah B. Gribbon

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to taxes for 1984.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 27
day of February, 1984

WITNESS:

(Seal)

(Seal)

(Seal)

Thomas Gribbon
Thomas Gribbon (Seal)

Deborah B. Gribbon
Deborah B. Gribbon (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas Gribbon and wife, Deborah B. Gribbon 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 27 day of February, A. D., 1984

EXHIBIT "A"

Parcel I:

Lot 1, according to the survey of Meadow Brook, 6th Sector, as recorded in Map Book 8, page 44, in the Probate Office of Shelby County, Alabama.

Parcel II:

Part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 12, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Beginning at the most northerly corner of Lot 1, Meadow Brook 6th Sector, a map of which is recorded in the Office of the Judge of Probate, Shelby Co., Alabama, in map book 8, page 44, run in a southeasterly direction along the northeast line of said Lot 1, for a distance of 305.11 feet to the most easterly corner of said Lot 1; thence turn an angle to the left of $91^{\circ}50'25"$ and run in a northeasterly direction for a distance of 12.93 feet; thence turn an angle to the left of $88^{\circ}09'35"$ and run in a northwesterly direction for a distance of 312.07 feet to a point on the curved right-of-way line as shown on said recorded map of Meadow Brook 6th Sector, said curve being a concave in an easterly direction and having a radius of 15.00 feet; thence turn an angle to the left and run in a southerly direction along the arc said curve for a distance of 15.57 feet, more or less, to the point of beginning.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED.

1984 FEB 27 PM 2:17

Thomas A. Saunders, Jr.
JUDGE OF PROBATE

deed tax 50.
Rec. 3.00
Ad. 1.00
4.50

BOOK 353 PAGE 563