

SEND TAX NOTICE TO:

(Name) Tony O. Gipson
 5140 Jameswood Drive
 (Address) Birmingham, AL 35244

This instrument was prepared by

(Name) Gene W. Gray, Jr.
 2100 SouthBridge Parkway, Suite 650
 (Address) Birmingham, AL 35209

Form TICOR 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED SIXTY SEVEN THOUSAND DOLLARS AND 00/100-----(\$167,000.00)

John T. Watley, a married man and Henry Rooks Construction Company, Inc., d/b/a Chippendale Homes a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Tony O. Gipson and Pamela S. Gipson (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County

Lot 11, according to the map and survey of Jameswood, 1st Sector, as recorded in Map Book 10, Page 45, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any, of record.

\$133,600.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

The property described in this instrument is not the homestead of the grantor. Said grantor is conveying pursuant to Section 6-10-3 of the Code of Alabama, as amended.

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. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Henry Rooks who is authorized to execute this conveyance, has hereto set its signature and seal, this the 10th day of June 1988

XXXXXX

John T. Watley
 John T. Watley

HENRY ROOKS CONSTRUCTION COMPANY, INC.,
 D/B/A CHIPPENDALE HOMES

By Henry Rooks President

STATE OF ALABAMA
 COUNTY OF JEFFERSON

I, Gene W. Gray, Jr.

State, hereby certify that Henry Rooks

whose name as President of Chippendale Homes a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 10th

day of June 1988

Conley, Maurice

Gene W. Gray, Jr.
 Notary Public

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Gene W. Gray, Jr., a Notary Public in and for said County, in said State, hereby certify that John T. Watley, whose name as President of Chippendale Homes, a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.
Given under my hand and official seal, this the 10th day of June, 1988.

Notary Public

My commission expires: 11-9-90

BOOK 189 PAGE 845

STATE OF ALA. SHEL...
I CERTIFY THIS
INSTRUMENT WAS FILED...

88 JUN 16 AM 10:21

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 33.50
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	39.50