

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Send Tax Notice To:

David J. Gibbs
610 Indian Crest Drive
Birmingham, AL 35242

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

That in consideration of TWO HUNDRED SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$207,500.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, Edward E. Brumfield, Jr., and wife, Carolyn D. Brumfield, (herein referred to as Grantors) do grant, bargain, sell and convey unto DAVID J. GIBBS AND PATRICIA N. GIBBS (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

SEE ATTACHED EXHIBIT "A"

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

\$122,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we 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, We have hereunto set our hands and seal, this 29th day of July, 1992.


Edward E. Brumfield, Jr.


Carolyn D. Brumfield

STATE OF GEORGIA)

COUNTY OF GARTOW)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Edward E. Brumfield, Jr., husband of Carolyn D. Brumfield, 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 date the same bears date.

Given under my hand and official seal, this the 29th day of July, 1992.


Notary Public

My Commission Expires: 11/20/92 MY COMMISSION EXPIRES MARCH 16, 2004.

STATE OF GEORGIA)
COUNTY OF)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Carolyn D. Brumfield, wife of Edward E. Brumfield, Jr., 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 27th day of July,
1992.

Angela C. Karr
Notary Public

My Commission Expires: ~~MY COMMISSION EXPIRES JANUARY 10, 1993~~

zbrum

EXHIBIT "A" of that certain deed from Edward E. Brumfield, Jr. and wife, Carolyn D. Brumfield to David J. Gibbs and Tricia N. Gibbs dated July 29th, 1992.

EXHIBIT "A"

A parcel of land situated in the Northwest Quarter of the "Northeast Quarter of Section 29, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Southeast Corner of the Northwest Quarter of the Northeast Quarter of Section 29, Township 19 South, Range 2 West and run North along the East line of said quarter-quarter section 835.0 feet to the point of beginning; thence an angle to the left of 96 degrees 36 minutes 30 seconds and run Southwesterly 365.26 feet to the Southeasterly right-of-way of Indian Crest Road as constructed thirty feet from the center line of said road; thence an angle to the right of 108 degrees 24 minutes 32 seconds to the tangent of a curve to the left having a radius of 2546 and a central angle of 2 degrees 17 minutes 32 seconds; thence run Northeasterly along the arc of said curve 101.86 feet to a point of reverse curve 101.86 feet to a point of reverse curve to the right having a radius of 282.30 feet and a central angle of 29 degrees 55 minutes 58 seconds; thence run Northeasterly along the arc of said curve on the Southeasterly right-of-way of Indian Crest Road, 147.48 feet; thence an angle to the right of 74 degrees 23 minutes 21 seconds from tangent of said curve and run Southeasterly 310.44 feet to the Easterly line of said quarter-quarter section; thence an angle to the right of 66 degrees 30 minutes 11 seconds and run South along the East line of said quarter-quarter section, 63.35 feet to the point of beginning.

Inst. # 1992-15919

08/04/1992-15919
02:23 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
D03 NCD 96.50