

This Form Provided By  
**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) John Gibson  
(Address) 539 Cahaba Forest Cove  
Birmingham, AL 35242

This instrument was prepared by

(Name) Joyce K. Lynn  
1109 Townhouse Road  
(Address) Helena, AL 35080

Form 1-1-5 Rev. 5/82  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of ---TWENTY FOUR THOUSAND DOLLARS AND NO/100--- DOLLARS

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

Dogwood Properties, Inc.

(herein referred to as grantors) do grant, bargain, sell and convey unto

John Scott Gilson and Ruth Anne Gilson

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

Shelby County, Alabama to-wit:

Lot 31, according to the survey of Dogwood Forest,  
Third Phase, as recorded in Map Book 14, Page 46,  
in the Probate Office of Shelby County, Alabama.  
Situated in Shelby County, Alabama.

Inst # 1993-40570

12/17/1993-40570  
11:57 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NCD 32.50

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 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 11th day of December, 1993

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

DOGWOOD PROPERTIES, INC.

John D. Baird (Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA }  
Shelby COUNTY }

I, Joyce K. Lynn, a Notary Public in and for said County, in said State, hereby certify that John D. Baird 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 11th day of December, A. D., 1993

Joyce K. Lynn  
MY COMMISSION EXPIRES OCTOBER 24, 1996

Notary Public.

Inst # 1993-40570