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SEND TAX NOTICE TO:

Traci L. Green and Gillard A. Green
1761 Highway 81, Vincent AL 35178

This instrument was prepared by:

VERNON N. SCHMITT, ATTORNEY AT LAW
P. O. BOX 521, LEEDS, AL 35094

Warranty Deed, Joint Tenants With Right of Survivorship

Inst # 1994-04353

02/08/1994-04353
04:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MJS 13.00

STATE OF ALABAMA}
SHELBY COUNTY}

KNOW ALL MEN BY THESE PRESENTS,

That, in consideration of TEN AND NO/100 (\$10.00) DOLLARS and love and affection to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, CONNIE GIBSON, A MARRIED PERSON (herein referred to as grantor) do grant, bargain, sell, and convey unto TRACI L. GREEN AND HUSBAND, GILLARD A. GREEN, (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

From the NW corner of the SE 1/4 - NW 1/4 of Section 10, Township 19 South Range 2 East, being the point of beginning of herein described parcel of land, run thence South along the West boundary of said SE 1/4 - NW 1/4 a distance of 1006.33 feet to a point on the Northeasterly boundary of County Highway #81; thence turn 53 degrees 07 minutes 33 seconds left and run 37.50 feet along said highway boundary; thence turn 126 degrees 52 minutes 27 seconds left and run 149.35 feet; thence turn 81 degrees 40 minutes 35 seconds right and run 396.73 feet; thence turn 81 degrees 51 minutes 39 seconds left and run 389.77 feet; thence turn 71 degrees 37 minutes 46 seconds left and run 79.56 feet; thence turn 64 degrees 29 minutes 40 seconds right and run 417.08 feet to a point on the North boundary of aforementioned SE 1/4 - NW 1/4; thence turn 83 degrees 54 minutes 06 seconds left and run 292.65 feet to the point of beginning of herein described parcel of land, containing 7.40 acres.

The property described herein is not the homestead of the Grantor or the Grantor's spouse.

Connie Gibson, Grantor herein, is one and the same person as Connie Rowe.

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 do for myself (ourselves) and for (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

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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 my hand and seal this 8th day of January 1994.

WITNESS:

Connie Gibson
CONNIE GIBSON

STATE OF ALABAMA}
SHELBY COUNTY}

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CONNIE GIBSON, 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 8th day of January 1994.

MY COMMISSION EXPIRES NOVEMBER 16, 1997

John C. Harper
Notary Public.

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