

SEND TAX NOTICE TO:

(Name) James Arthur Gipson and wife, Glenda Gipson

(Address) P. O. Box 103
Vincent, Ala. 35178

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head

(Address) Columbiana, Alabama 35051

Inst # 1995-16632

Form 1-1-3 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

06/26/1995-16632
08:51 AM CERTIFIED
002 SNA 13.30

That in consideration of ONE DOLLAR & other good and valuable consideration DOLLARS

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

Louise Howard, a married woman; Glenda Gipson, a married woman;

Wayne Adams, a married man; and Danny Adams, a married man

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

James Arthur Gipson and wife, Glenda Gipson

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

Shelby

County, Alabama to-wit:

Begin at the Southeast corner of the North 1/2 of the NW 1/4 of the NE 1/4 of Section 12, Township 18 South, Range 1 East; thence proceed West, along the South line for a distance of 281.52 feet; thence turn a deflection angle of 90 deg. 00' 00" to the right and proceed for a distance of 164.30 feet, to the North line of the S 1/2 of the S 1/2 of N 1/2 of the NW 1/4 of the NE 1/4; thence turn a deflection angle of 90 deg. 00' 00" to the right and proceed for a distance of 281.60 feet, to the East line of the NW 1/4 of the NE; thence turn a deflection angle of 89 deg. 58' 23" to the right and proceed South, along the East line of said 1/4 1/4 Section for a distance of 164.30 feet, to the point of beginning.

According to survey dated June 7, 1995 of Frank W. Wheeler, Ala.Reg.PLS 3385.

Also, a non-exclusive 20-foot right of way easement, of uniform width, over and across the following described property for purposes of ingress and egress and utility use, connecting the above described property, as acquired from Hazel V. Adams, with an existing public road that intersects Shelby County Highway No. 50, said easement crossing that property which is more particularly described as follows:

Tract 4:

Begin at the NE corner of the S 1/2 of the NW 1/4 of the NE 1/4, Section 12, Township 18 South, Range 1 East, thence run South along the East line of said S 1/2 of the NW 1/4 of the NE 1/4, Section 12, a distance of 248.96 feet; thence turn an angle of 89 deg. 58 min. 30 sec. to the right and run a distance of 336.40 feet; thence turn an angle of 90 deg. 02 min. 15 sec. to the right and run a distance of 48.94 feet; thence turn an angle of 89 deg. 57 min. 38 sec. to the left and run a distance of 364.81 feet; thence turn an angle of 89 deg. 57 min. 38 sec. to the right and run a distance of 200.00 feet; thence turn an angle of 90 deg. 02 min. 22 sec. to the right and run a distance of 701.49 feet to the point of beginning. Situated in the S 1/2 of the NW 1/4 of the NE 1/4, Section 12, Township 18 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama.

The above described property contains no part of the homestead of the grantors or their spouses.

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 23th

day of June, 19 95.

Louise Howard (Seal)
Louise Howard

Wayne Adams (Seal)
Wayne Adams

Wayne Adams (Seal)
Wayne Adams

Glenda Gipson (Seal)
Glenda Gipson

Danny Adams (Seal)
Danny Adams

Danny Adams (Seal)
Danny Adams

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Louise Howard, 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 26 day of June, 1995.

Aue H. Attorney
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Glenda Gipson 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 23 day of June, 1995.

Lanica Mosher
Notary Public

STATE OF GEORGIA
Forsyth COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wayne Adams, 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 25th day of June, 1995.

Myra C Whitfield
Notary Public

Notary Public, Forsyth County, Georgia
My Commission Expires Jan. 19, 1999

STATE OF GEORGIA
Forsyth COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Danny Adams, 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 25th day of June, 1995.

Myra C. Whitfield
Notary Public

Notary Public, Forsyth County, Georgia
My Commission Expires Jan. 19, 1999

Inst # 1995-16632

06/26/1995-16632

08:51 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 SNA 13.50

