

This instrument was prepared by

HARRISON, CONWILL, HARRISON & JUSTICE

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twelve Thousand Five Hundred and no/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Larry R. Skipper and wife, Ellen D. Skipper
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Town of Vincent, Alabama, a municipal corporation
(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Begin at the Southeast corner of Block "H" and the Southwest corner of Third Street, Map of Vincent, Alabama, as recorded in Map Book 3, Page 51 in the Judge of Probate Office, Columbiana, Alabama; thence run in a Northeasterly direction along the line of Block "H" and Third Street, a distance of 31.67 feet; thence turn an angle of 55 deg. 47 min. to the right and run a distance of 43.67 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 52.93 feet; thence turn an angle of 124 deg. 13 min. to the right, and run a distance of 67.25 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 41' 8" to a point, said point being the point of beginning of the property herein conveyed; thence continue along last described course and run along a common wall a distance of 58' 4" to the right-of-way of the Central of Georgia Railroad and the line of Lot 6, Block "F"; thence turn an angle of 90 deg. to the right and run along said railroad right-of-way a distance of 23' 10" to a point; thence turn an angle of 90 deg. to the right and run along a common wall a distance of 58' 4" to a point; thence turn 90 deg. to the right and run a distance of 23' 10" to the point of beginning of the property herein conveyed.

Inst # 1996-20096

06/20/1996-20096
03:21 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
801 NCS

Grantee's address:

P. O. Box 49
Vincent, Alabama 35178

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 14th day of June, 19 96

(SEAL) Larry R. Skipper (SEAL)
Larry R. Skipper
(SEAL) Ellen D. Skipper (SEAL)
Ellen D. Skipper
(SEAL) _____ (SEAL)

STATE OF Alabama
Shelby COUNTY

General Acknowledgment

I, _____ the undersigned authority, _____ a Notary Public in and for said County,
in said State, hereby certify that Larry R. Skipper and wife, Ellen D. Skipper

Whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of June, 19 96

H. Howell
Notary Public