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PREPARED BY: CU LENDING, INC., 22 Inverness Center Parkway, Suite 210, Birmingham, Alabama 35242

SEND TAX NOTICE TO: GEORGE A. SIPPOLA AND PATTI E. SIPPOLA
172 HIGHWAY 69, CHELSEA, ALABAMA 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$140,000.00), to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I (We), RONNIE W. GULLEDGE AND WIFE, PAMELA S. GULLEDGE (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, GEORGE A. SIPPOLA AND WIFE, PATTI E. SIPPOLA (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

A TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 1 WEST, THENCE EAST ALONG THE NORTH 1/4 1/4 LINE FOR 410.5 FEET TO THE CENTERLINE OF SHELBY COUNTY ROAD #69, THEN TURN RIGHT 74 DEGREES 21 MINUTES ALONG SAID CENTER LINE FOR 330.8 FEET, THEN TURN RIGHT 65 DEGREES 21 MINUTES FOR 44 FEET TO THE POINT OF BEGINNING, CONTINUE FOR 225 FEET, THENCE TURN LEFT 65 DEGREES 21 MINUTES FOR 193.6 FEET, THENCE TURN LEFT 114 DEGREES 39 MINUTES FOR 225 FEET TO THE WEST RIGHT OF WAY OF COUNTY ROAD #69, THEN TURN LEFT 65 DEGREES 21 MINUTES FOR 193.6 FEET TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.
- (4) Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons of property as a result of the exercise of such rights as recorded in Volume 309, Page 798.
- (5) Right of Way to Shelby County, Alabama for road as recorded in Volume 229, Page 487.
- (6) Right of Way to South Central Bell Telephone Company as recorded in Volume 313, Page 730.

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 said GRANTEES, their heirs and assigns, that I(we) am(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, I(we) have hereunto set my(our) hand(s) and seal(s), on JULY 19, 1996.

Ronnie W. Gullledge

RONNIE W. GULLEDGE

Pamela S. Gullledge

PAMELA S. GULLEDGE

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that RONNIE W. GULLEDGE AND WIFE, PAMELA S. GULLEDGE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, (s)he (they) executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on JULY 19, 1996.

Michael A. Poll

Notary Public

My commission expires: 8-24-99

07/24/1996-23923
02:38 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 REC 148.50

Cambridge

Inst # 1996-23923
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