

1997-04200
TUES MAY 40

ADVANCED LOANS, INC.
565 SOUTHBROOK VILLAGE
ALABASTER, AL 35007

This instrument was prepared by

(Name) Anne B. Dyer

(Address) 565 Southbrook Village, Alabaster, AL 35007

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Professional Title Services, Inc., Birmingham, AL

SEND TAX NOTICE TO:

(Name) Sheila Gibson & Alvin Lee

Gibson

(Address) 60 Rockhill Drive

Shelby, AL 35143

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 (\$10.00) DOLLARS

and other valuable consideration, the receipt whereof is acknowledged, we,

O. L. Mindler & Sue Mindler, Husband and Wife

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

Sheila Gibson and Her Husband Alvin Lee Gibson

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

Shelby County, Alabama to wit:

A part of the N.W. 1/4 of the NW 1/4 of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of said section 11 Township 24 North, Range 15 East, which said point is marked by a Railroad rail and thence run southerly along the western boundary of said quarter-quarter section a distance of 1065.85 feet to point of beginning of the property herein conveyed; thence continue southerly along the western boundary of said quarter-quarter section a distance of 161.01 feet to a point; thence turn an angle of 95°. 04 Min. to the left and run easterly a distance of 347.64 feet to a point in the center of a gravel road; thence turn to an interior angle to the left of 65°. 43 min. and run northwesterly in a straight line (which is contained within said gravel road) a distance of 176.27 feet to a point; thence turn to the left an angle of 69°. 09 min. and run westerly 257.63 feet to the point of beginning.

Inst. # 1997-04200

08/10/1997-04200
08:39 AM CERTIFIED
SHERIFF COUNTY JUDGE OF PROBATE
001 103 9.50

TO HAVE AND TO HOLD Unto the said GRANTEE(S) 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 grantors 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 grantors 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 GRANTEE(S), 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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and sealed this 31st.

day of January, 19 97

WITNESS:

(Seal)

(Seal)

(Seal)

O. L. Mindler (Seal)

Sue Mindler (Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY }

I, G. W. Brothers, a Notary Public in and for said County, in said State hereby certify that O. L. Mindler & Sue Mindler, whose name 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 31st day of January A.D. 19 97

G. W. Brothers

Notary - Seal

My Commission expires 10/20/98.