

THE STATE OF ALABAMA     )  
  )  
SHELBY COUNTY                )

**WARRANTY DEED**

THIS INDENTURE made this 29<sup>TH</sup> day of APRIL, 1993, between

**RUTH HAND GIBBS, married**

hereinafter referred to as Grantors, and

**PATRICIA M. THREATT**

hereinafter referred to as Grantee,

**W I T N E S S E T H**

Grantors, for and in consideration of the sum of Six hundred and no/100 Dollars (\$600.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and the execution of a purchase money note and mortgage of even date in the principal amount of \$4,900.00, hereby grants, bargains, sells and conveys unto Grantee the following described real estate, to-wit:

Begin at the northwest corner of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  in Section 2, and run South along the west line of said forty for a distance of 440 feet to a point; thence run East and parallel to the north line of said forty to a point in the west line of Highway #231, said point being the point of beginning; thence run West and parallel to the north line of said forty to a point in the west line thereof; thence run South and along the west line of said forty for a distance of 220 feet, more or less, to the southwest corner of the N $\frac{1}{2}$  of said forty; thence run East and parallel to the north line of said forty for a distance of 334.4 feet to a point in the west line of the Alabama Power Company lot; thence deflect an angle of 77° 06' to the left and run Northerly along the west line of said Power Company lot for a distance of 103 feet to the northwest corner thereof; thence deflect an angle of 90° to the right and run a distance of 191.7 feet to a point in the west right of way line of Highway #231; thence run North and along the west right of way line of said highway to the point of beginning, said description embracing a portion of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) in Section Two (2), Township Nineteen (19) South, Range Two (2) East, lying and being in Shelby County, Alabama.

The above described property does not constitute the homestead or residence of the Grantor.

Draftsman makes no warranty as to correctness of description or ownership of the premises. No title examination has been performed and there are no representations made as to the merchantability of the title, ownership of mineral and mining rights, adverse possession, easements, or any other matters affecting title to the premises.

**TO HAVE AND TO HOLD** unto Grantee, and unto his heirs and assigns, forever.

Grantor, subject to any aforesaid exceptions and reservations, for himself and for his heirs, executors and administrators, covenants, with Grantee, his heirs and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances; that he has a good right to sell and convey the same as aforesaid; and he will, and his heirs, executors and administrators shall, warrant and defend the same to Grantee, his heirs and assigns forever.

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against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed these presents on the day and date first above written.

Ruth Hand Gibbs L.S.  
RUTH HAND GIBBS

\_\_\_\_\_. L.S.

THE STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that RUTH HAND GIBBS, married, 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 of office this the 29<sup>th</sup> day of April, 1993.

This instrument was prepared by:  
COPELAND & COPELAND, Attorneys  
820 Chestnut Street  
Gadsden, AL 35901-4033

Mary Lee Reynolds  
NOTARY PUBLIC For State of  
Large. My Commission Expires  
GRANTEE ADDRESS: 6-21-96  
P.O. Box # 209  
Vincent, Ala 35178

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