

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Ralph Gibson

(Address) 194 Autumn Drive
Vincennes AL 35178

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-27 Rev. 4/99

WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventy Seven Thousand and no/100

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

Harold A. Miller and wife, Julia Faye Miller

(herein referred to as grantor, whether one or more), bargain, sell and convey unto

Ralph Gibson

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

See Attached Exhibit "A" for Legal description.

Subject to taxes for 1999 and subsequent years, easements, restrictions, rights of way and permits of record.

\$60,050.00 of the above described purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 1999-35654

08/26/1999-35654
08:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 28.00

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 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 24th
day of August, 1999

(Seal)

Harold A Miller
Harold A. Miller

(Seal)

(Seal)

Julia Faye Miller
Julia Faye Miller

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgement

I, the undersigned authority Harold A. Miller, a Notary Public in and for said County, in said State, hereby certify that and Julia Faye Miller, whose names are signed to the foregoing conveyance 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 24th day of August, A.D. 1999

My Commission Expires: 10/16/2000

Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

From the Northwest corner of the SE 1/4 of the SE 1/4 of Section 4, Township 19 South, Range 2 East, Shelby County, Alabama, proceed South 02 degrees 42 minutes 47 seconds West along the West boundary of said 1/4-1/4 section a distance of 60.06 feet to a point on the South right of way boundary of a county dirt road; thence proceed South 88 degrees 15 minutes 05 seconds East along the South right of way line of said road a distance of 495.06 feet to a point on said right of way and being in the center of a 20 ft. access easement; thence proceed South 02 degrees 42 minutes 25 seconds West along the center of said 20 ft. easement a distance of 341.79 feet to the POINT OF BEGINNING of herein described parcel of land; thence continue South 02 degrees 42 minutes 25 seconds West along the center of said 20 ft. easement a distance of 275.0 feet; thence proceed North 87 degrees 17 minutes 40 seconds West a distance of 330.04 feet; thence proceed North 02 degrees 42 minutes 33 seconds East a distance of 429.29 feet; thence proceed South 87 degrees 17 minutes 27 seconds East a distance of 165.02 feet; thence proceed South 02 degrees 42 minutes 25 seconds West a distance of 154.28 feet; thence proceed South 87 degrees 17 minutes 40 seconds East a distance of 165.01 feet to the POINT OF BEGINNING of herein described parcel of land

The above described parcel of land is located in the SE 1/4 of the SE 1/4 of Section 4, Township 19 South, Range 2 East, Shelby County, Alabama.
According to the survey of Billy Martin, dated August 20, 1999.

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