


SEND TAX NOTICE TO:

(Name) Horace C. Ireland, Jr.  
3078 Crossings Drive  
(Address) Birmingham, Alabama 35242

This instrument was prepared by

(Name) William H. Halbrooks  
#1 Independence Plaza, Suite 704  
(Address) Birmingham, Alabama 35209

  
20020523000246110 Pg 1/1 132.50  
Shelby Cnty Judge of Probate, AL  
05/23/2002 14:47:00 FILED/CERTIFIED

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA  
COUNTY OF Jefferson }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two Hundred One Thousand, One Hundred and no/100----(\$201,100.00) Dollars

to the undersigned grantor, Gibson & Anderson Construction, Inc. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR  
does by these presents, grant, bargain, sell and convey unto

Horace C. Ireland, Jr. and Carolyn Sue G. Ireland

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby County, Alabama, to wit:

Lot 43-A, according to a Resurvey as recorded in Map Book 29, Page 55, in the  
Office of the Judge of Probate of Shelby County, Alabama of Lots 43, 44, 45,  
46 & 47, Caldwell Crossings. Mineral and mining rights excepted.

Subject to current taxes, easements, and restrictions of record.

\$ 80,000.00 of the purchase price recited above was  
paid from a mortgage loan closed simultaneously herewith.

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 said GRANTOR  
does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said  
premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid,  
and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns  
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Earl M. Gibson  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of May 18 2002.

ATTEST:

Gibson & Anderson Construction, Inc.

By   
Earl M. Gibson, its President

Secretary

STATE OF Alabama }  
COUNTY OF Jefferson }

I, the undersigned a Notary Public in and for said County in said  
State, hereby certify that Earl M. Gibson  
whose name as President of Gibson & Anderson Construction, Inc.  
a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 16th day of May 18 2002.

FORM ATC-50

  
William H. Halbrooks

Notary Public