

SEND TAX NOTICE TO:

Charles Gibson
400 Gibson Farm Rd
Columbiana AL 35051

THIS INSTRUMENT WAS PREPARED BY
CROWSON & MORRISON, LLC
P. O. BOX 278
COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Thousand and no/100 Dollars (\$50,000.00) and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I, **Elbert Gibson**, a married man, (herein referred to as grantor) does grant, bargain, sell and convey unto **Charles Gibson** and **Frances E. Gibson** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Tract No. 2 (15.5 acres, more or less):

Begin at the Northeast Corner of Section 30, Township 21 South, Range 1 East; Thence run Westerly along the North boundary of said Section 30 for 865 feet, more or less, to the Southeast corner of the parcel of land as described in Real Book 253, Page 642 (Elbert Gibson to Charles Stroud) in Probate Office, Shelby County, Alabama; Thence continue Westerly along said North boundary of said Section 30 for 187.57 feet to a point; Thence turn a deflection angle of 19 degrees 15 minutes 22 seconds to the left and run 182.41 feet to a point; Thence turn a deflection angle of 78 degrees 30 minutes 22 seconds to the right and run 70 feet to a point on the North boundary of said Section 30; Thence turn a deflection angle of 59 degrees 15 minutes to the left and run along the North boundary of Section 30 for 42 feet to the Northwest Corner of the NE ¼ of the NE ¼, Section 30, Township 21 South, Range 1 East; Thence run Southwesterly along the East boundary of Lot 1 of Stillwood Estates as recorded in Map Book 11, page 54, Probate Office, Shelby County, Alabama, for 646.66 feet to the southeast corner of said Lot 1; Thence run Southeasterly along the Northeast boundary of Lots 4 and 5 of said Stillwood Estates for 250 feet to the Northeast corner of said Lot 5, and also being a point on the West boundary of a parcel of land as described in Instrument #1996-00620 (Elbert Gibson to Mt. Zion Land Trust) in Probate Office, Shelby County, Alabama; Thence run Northerly along the West boundary of said Zion parcel for 81.92 feet to the Northwest corner of said Zion parcel; Thence turn a deflection angle of 90 degrees to the right and run along the North boundary of said Zion parcel for 466 feet to the Northeast corner of said Zion parcel; Thence run Northeasterly for 450 feet, more or less, to a point which is 750 feet West of the East line of Section 30, Township 21 South, Range 1 East; Thence run Easterly for 750 feet to a point on the East line of said Section 30, said point being 1045 feet North of the Southeast corner of the NE ¼ of the NE ¼, Section 30, Township 21 South, Range 1 East; Thence run Northerly along the East boundary of said Section 30 for 275 feet, more or less, to the point of beginning. Said parcel is lying in the NE ¼ of the NE ¼ and the NW ¼ of the NE ¼, Section 30, Township 21 South, Range 1 East and contains 15.5 acres, more or less.

This instrument prepared without evidence of title condition. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

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 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, I, or each of us, have hereunto set my or our hands and seals, this 20 day of May, 2003.

Elbert Gibson (SEAL)
Elbert Gibson

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Elbert Gibson**, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of May, 2003.

Cathy McKoy (SEAL)
Notary Public
My Commission Expires: 10-31-06