


This instrument was prepared by:
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101 West College
Columbiana, AL 35051

Send Tax Notice To:


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Shelby Cnty Judge of Probate, AL
03/08/2010 01:51:07 PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Six Thousand dollars and Zero cents (\$6,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James Gibson, a MARRIED man as the only Heir at Law of Don Gibson (herein referred to as grantors) do grant, bargain, sell and convey unto Larry R. Skipper, Kathy Long Skipper and Donald Wayne Skipper (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Part of the NW ¼ of SW ¼ of Section 34, Township 21, Range 1 West, described as follows: Begin at the Northwest corner of said forty acres and run East along the North line of said Quarter-Quarter section 70 yards; thence South 140 yards and parallel with the West line of said forty acres to the old Columbiana-Calera Road; thence West along said old Columbiana-Calera road 70 yards to the West line of said Quarter-Quarter section; thence North along the said West line of said Quarter-Quarter section 140 yards, more or less, to the point of beginning.

LESS AND EXCEPT part sold to Clarence Dunnaway, recorded in Inst. No. 1998-22282, in Probate Office Shelby County, Alabama.

Subject to taxes for 2008 and subsequent years.

Constitutes no part of the homestead of the grantor or grantors spouse.


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.

(\$0.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 5th day of MARCH, 2010.

(Seal)


James Gibson
Heir at Law of Don Gibson

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA


}

General Acknowledgment

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Gibson as Heir at Law of Don Gibson 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of MARCH, 2010


Notary Public
My Commission Expires: 4/30/13

Shelby County, AL 03/08/2010
State of Alabama
Deed Tax : \$6.00