

(Name) Jimmy R. ISBELL  
(Address) RT. 1 LEEDS 35294

This instrument was prepared by 2076  
(Name) Mike T. Atchison, Attorney at Law  
(Address) Post Office Box 822, Columbiana, Alabama 35051

Form 1-13 Rev. 5/82  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventeen Thousand and 00/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Bertha Lee Hamilton, an unremarried widow  
(herein referred to as grantors) do grant, bargain, sell and convey unto

✓ Jimmy R. Isbell and Charlotte J. Isbell  
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

All that part of the SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 32, Township 17 South, Range 1 East, that lies Northwest of the Northernmost right of way of the Central of Georgia Railroad right of way, EXCEPT TRACT NE CORNER AS DESCRIBED in Deed Book 96, Page 345; Also EXCEPT LOT SOLD TO Russell Ritch and Lucy Ritch as described in Deed Book 144, Page 76; Also EXCEPT lot sold to E. A. Lokey and Martha Lokey as described in Deed Book 137, Page 628: Also EXCEPT lot sold to E. A. Lokey and wife, Martha Lokey as described in Deed Book 140, Page 414; ALSO EXCEPT lot sold to John W. Bailey and Bessie L. Bailey as described in Deed Book 137, Page 571, in Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

NOTE: Bertha Lee Hamilton is surviving grantee in deed from Newton S. Chamblee and wife Mona G. Chamblee to Henry Lee Hamilton and wife, Bertha Lee Hamilton dated 3rd October 1952 and recorded in Deed Book 155, Page 475, in Probate Office of Shelby County, Alabama: The other grantee, Henry Lee Hamilton having died on or about the 2nd day of April, 1963

BOOK 351 PAGE 348

FILED OF ALA. SHELBY CO.  
I CERTIFY THIS  
DEED WAS FILED  
1983 NOV 14 PM 2:16

Deed Tax - 17.00  
Rec. 1.50  
And 1.00  
19.50

William P. Snowden, Jr.  
JUDGE OF PROBATE

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 20th have hereunto set my hand(s) and seal(s), this 20th day of August, 19 83

WITNESS:

John P. Howard (Seal)  
Dorcia Thompson (Seal)  
(Seal)

Bertha Lee Hamilton (Seal)  
Bertha Lee Hamilton (Seal)  
(Seal)

STATE OF ALABAMA }  
Shelby MORGAN COUNTY }

I, the undersigned authority Betty W. Walker, a Notary Public in and for said County, in said State, hereby certify that Bertha Lee Hamilton, an unremarried widow 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 this 20th day of August, A. D. 19 83

My Commission Expires March 16, 1987 Betty W. Walker  
Notary Public.