

SHELBY COUNTY

FILED 6 OCTOBER 1959

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of One Thousand Dollars (\$1,000.00) to the undersigned grantor, Shelby County, a body corporate, in hand paid by B. M. Isbell and Lilla Isbell (husband and wife), the receipt whereof is acknowledged, said Shelby County, a body corporate, does by these presents, grant, bargain, sell and convey unto the said B. M. Isbell and Lilla Isbell, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commencing at the Northeast corner of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 25, Township 21 South, Range 1 West; thence South 50 deg. 45 min. West (magnetic bearing) a distance 398.38 feet to a point (being the southeast corner of the James M. Foshee lot) lying on the Northeast right of way line of State Highway 25; thence North 40 deg. 47 min. West along the East property line of the said James M. Foshee lot a distance of 182.63 feet to the point of beginning of the lot herein described and conveyed (being the Northeast corner of the James M. Foshee lot); thence South 45 deg. 11 min. West along the North boundary of the James M. Foshee and Gulf States Paper Corporation lots a distance of 257.76 feet to a point (being the Northwest corner of the Gulf States Paper Corporation lot); thence North 35 deg. 00 min. West along the East boundary of the Ross Ivey lot a distance of 80.00 feet to a point (being the Northeast corner of the said Ross Ivey lot); thence North 45 deg. 03 min. East a distance of 230.40 feet to a point (being the Southeast corner of the Dan Akers lot); thence South 54 deg. 33 min. East along the West margin of the existing road, known as Pine Circle Drive, a distance 80.62 feet to the point of beginning. Said lot is located in the Town of Columbiana, Alabama, in the NE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said B. M. Isbell and Lilla Isbell, 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 on grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee 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 and its successors covenant with said grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances; that it has a good right to sell and convey the same as aforesaid; that it will and its successors 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 Shelby County, a body corporate, has caused this deed to be executed in its name and behalf and as its act and under its seal of office on this the 5th day of October, 1959, by Conrad M. Fowler, Judge of Probate of Shelby County, Alabama.

SHELBY COUNTY, A BODY CORPORATE

BY Conrad M. Fowler
As Judge of Probate of
Shelby County, Alabama

STATE OF ALABAMA
SHELBY COUNTY

I, Mary F. Farmer, a Notary Public, State at Large for Alabama, hereby certify that Conrad M. Fowler, whose name as Judge of Probate of Shelby County, Alabama, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date that being informed of the contents of said conveyance, he, as such officer and with full authority, executed the same voluntarily and as the act of Shelby County, a body corporate.

Given under my hand and official seal this the 5th day of October, 1959.

Mary F. Farmer
Notary Public, State at
Large for Alabama

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BOOK 205 PAGE 163

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed for record the 6 day of Oct 19 59 at 2 o'clock PM and recorded in Deed Record 205 at page 163 and the Mortgage Tax Deed Tax 1.00 has been paid.

Conrad M. Fowler
Judge of Probate