

This instrument was prepared by

(Name) Joel C. Watson, Attorney
Jessup Building
(Address) Alabaster, Alabama 35007

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Shelby Cnty Judge of Probate, AL
11/04/1976 12:00:00AM FILED/CERT

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, 047

That in consideration of Twenty One Thousand Five Hundred and No/100 DOLLARS

See mtg 359-439

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

William J. Bailey and wife, Zella J. Bailey

(herein referred to as grantors) do grant, bargain, sell and convey unto

Steven Lamar Isbell and Theresa Diane Isbell

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the Northeast corner of Section 25, Township 21 South, Range 1 West and run South along East line of said Section a distance of 1304.0 feet; thence turn an angle of 108 degrees 32 minutes to right and run a distance of 298.27 feet; thence turn an angle of 13 degrees 33 minutes to left and run a distance of 1405.59 feet to a point on the North right of way line of Kingdom Road and the point of beginning; thence turn an angle of 23 degrees 23 minutes to right and run along the North right of way line of said road a distance of 172.21 feet; thence turn an angle of 110 degrees 23 minutes to right and run a distance of 104.6 feet; thence turn an angle of 47 degrees 33 minutes to right and run a distance of 184.21 feet; thence turn an angle of 123 degrees 57 minutes to right and run a distance of 171.06 feet to point of beginning, situated in the NW 1/4 of NE 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.

Subject to current taxes; Right of way to Alabama Power Company recorded in Volume 109 page 60 and Volume 118 page 34 in the Probate Office of Shelby County, Alabama

\$21,500.00 of the purchase price recited herein was paid from a mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED

1976 NOV -4 AM 9:50

Deed
JUDGE OF PROBATE

BOOK 301 PAGE 896

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, ^{we} have hereunto set our hand(s) and seal(s), this 2nd day of November, 19 76

WITNESS:

..... (Seal)
..... (Seal)
..... (Seal)

William J. Bailey (Seal)
William J. Bailey
Zella J. Bailey (Seal)
Zella J. Bailey (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that William J. Bailey and wife, Zella J. Bailey whose names are 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 they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of November, A. D., 19 76

Joel C. Watson
Notary Public.
Commission expires 2/15/79