

This instrument was prepared by

(Name) WILLIAM J. WYNN

(Address) 621 CITY FEDERAL BUILDING, BIRMINGHAM, ALABAMA 35203

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SEVEN HUNDRED FIFTY AND NO/100 DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, ELLA ELIZABETH ISBELL, An Unmarried Woman and the surviving grantee of James Jackson Isbell, who passed away on 9/9/76, that instrument recorded at Book 262, Page 710, Office of the Judge of Probate of Shelby County, Alabama.

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

LOLA FAY ISBELL

(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

PARCEL 2

Commence at the Southwest corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 7, Township 18 South, Range 1 East, Shelby County, Alabama, and run in an Easterly direction along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 225.82 feet to a point on the Northwest right-of-way line of the Dunnivant Valley Road; thence deflect $65^{\circ}58'20''$ to the tangent of a curve to the right, having a central angle of $12^{\circ}13'30''$ and a radius of 1612.50 feet, and run in a Northeasterly direction along the arc of said curve, which is the Northwest right-of-way line of said road, a distance of 344.03 feet to a point marked by a concrete right-of-way boundary marker; thence run in a Northeasterly direction along the tangent of said curve a distance of 86.14 feet to the point of beginning of the herein described parcel; thence deflect $98^{\circ}20'20''$ and run to the left in a Northwesterly direction a distance of 632.97 feet to a point; thence turn an interior angle of $40^{\circ}33'30''$ and run to the right in a Northeasterly direction a distance of 297.76 feet to a point; thence turn an interior angle of $115^{\circ}49'40''$ and run to the right in a Southeasterly direction a distance of 446.36 feet to a point on the Northwest right-of-way of Dunnivant Valley Road; thence turn an interior angle of $105^{\circ}16'30''$ and run to the right in a Southwesterly direction along said right-of-way a distance of 15.00 feet to the point of beginning of the herein described parcel; containing 1.48 acres, more or less.

Subject to:

1. Ad Valorem taxes due and payable October 1, 1978.
2. Easements, building lines and restrictions of record.



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Shelby Cnty Judge of Probate, AL
06/05/1978 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 have hereunto set my hands(s) and seal(s), this 25th day of May, 1978.

James Craty Corbett Jr (Seal)
(Seal)

Ella Elizabeth Isbell (Seal)
ELLA ELIZABETH ISBELL (Seal)

STATE OF ALA. SHELBY CO.
(Seal) CERTIFY THIS INSTRUMENT WAS FILED

1978 JUN -5 11:23 General Acknowledgment

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, *Thomas A. Jones*, a Notary Public in and for said County, in said State, hereby certify that ELLA ELIZABETH ISBELL, An Unmarried Woman whose name is signed to the foregoing conveyance, and who my self on this day, that, being informed of the contents of the conveyance she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of May, A. D., 1978.

Lola Fay Isbell
Box 925 - Rt 1

Thomas A. Jones
Notary Public
Notary Public, Alabama State at Large
Bonded by the State of N. Y.
My Commission Expires June 28, 1980.

BOOK 312 PAGE 720

Rec'd - 100
Rec - 150
Ind - 100
350