THIS INSTRUMENT PREPARED BY:

NAME Charles A. J. Beavers, Jr.

ADDRESS 1933 Montgomery Highway
Birmingham, Alabama 35209

19810515000054750 Pg 1/2 .00
Shelby Cnty Judge of Probate,AL
05/15/1981 00:00:00 FILED/CERTIFIED

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

5551

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY **COUNTY;**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

Forty-five Thousand and No/100 ($45,000.00) Dollars

to the undersigned grantor, Sherwood Stamps Construction Co., Inc.

a corporation, in hand paid by James R. Isbell and Judy C. Isbell

the receipt whereof is acknowledged, the said Sherwood Stamps Construction Co., Inc.

does by these presents, grant, bargain, sell, and convey unto the said James R. Isbell and Judy C. Isbell

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

BOOK 332 PAGE 874

Lot 3, in Block 1, according to the survey of Indian Springs Ranch, as recorded in Map Book 4, page 29, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Current taxes.
2. Building setback line of 200 feet reserved from Cahaba Valley Road and a 50 foot from Arrowhead Lane as shown by plat.
3. Public utility easements as shown by recorded plat, including 5 foot easement on the west and north sides.
4. Restrictions, covenants, and conditions as set out in instrument recorded in Deed Book 195, page 467, and amended in Deed Book 224, page 436, in Probate Office.
5. Easement to Alabama Power Company as shown by instrument recorded in Deed Book 198, page 491, in Probate Office.

LESS AND EXCEPT any mineral and mining rights not owned by grantor.
$22,000.00 of the above purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said James R. Isbell and Judy C. 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 one 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 Sherwood Stamps Construction Co., Inc. does for itself, its successors and assigns, covenant with said James R. Isbell and Judy C. Isbell, 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, and that it will, and its successors and assigns shall, warrant and defend the same to the said James R. Isbell and Judy C. Isbell, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Sherwood Stamps Construction Co., Inc. has hereunto set its signature by Sherwood Stamps its President, who is duly authorized, and has caused the same to be attested by its Secretary, on this 13th day of May, 1981.

SHERWOOD STAMPS CONSTRUCTION CO., INC.

ATTEST:

By Sherwood Stamps
Sherwood Stamps Vice President

Secretary.

Iron And Steel
Credit Union
1200 [redacted] AVE. NORTH
P. O. [redacted]

IRON & STEEL CREDIT UNION
1200 4th AVENUE NORTH
~~P. O. BOX 11024~~
BIRMINGHAM, ALABAMA 35202

Sherwood Stamps Construction
P., Inc.

TO

James R. Isbell and Judy C.
Isbell

CORPORATION

WARRANTY DEED

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.
615 No. 21st Street Birmingham, Ala.

19810515000054750 Pg 2/2 .00
Shelby Cnty Judge of Probate,AL
05/15/1981 00:00:00 FILED/CERTIFIED

State of Alabama
JEFFERSON **COUNTY;**

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Sherwood Stamps whose name as President of the Sherwood Stamps Construction Co., Inc. a corporation, is signed to the foregoing conveyance. and who is known to me, acknowledge before me on this day that being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 13th day of May, 1981.

Notary Public

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I CERTIFY THIS
FILED ON THE DATE
1981 MAY 15 AM 8:37

JUDGE OF PROBATE

Deed 45.00
Rec. 3.00
Ind. 1.00
49.00

43000