

This instrument was prepared by

(Name) _____

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(Address) _____

(Name) Vernon N. Schmitt, Attorney at Law

(Address) P.O. Box 521 Leeds, Alabama 35094

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Shelby Cnty Judge of Probate, AL
01/24/1983 00:00:00 FILED/CERTIFIED

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand Four Hundred and No/100----- (\$1,400.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Paul Northcutt and wife, Betty Northcutt

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

✓ James H. Isbell and wife, Glenda Sue 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:

A parcel of land situated in the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama, said property is more particularly described as follows: Commence at the NE corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama, and run in a westerly direction along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 186.26-feet to a point; thence deflect 54° 21' 10" and run to the left in a southwesterly direction a distance of 395.52 feet to a point, also being on the westerly right-of-way line of Shelby County Highway #50; thence deflect 2° 55' 30" and run to the right in a southwesterly direction and along the westerly right-of-way line of said County Highway a distance of 31.21 feet to a point; thence turn an interior angle of 178° 20' 30" and run to the right in a southwesterly direction and along the westerly right-of-way line of said County Highway a distance of 109.84 feet to a point; thence turn an interior angle of 96° 03' 50" and run to the right in a northwesterly direction a distance of 207.05 feet to the point of beginning of the herein described parcel; thence turn an interior angle of 265° 31' 20" and run to the left in a southwesterly direction a distance of 90.17 feet to a point; thence turn an interior angle of 100° 06' 00" and run to the right and in a northwesterly direction a distance of 210.00 feet to a point; thence turn an interior angle of 79° 54' 00" and run to the right in a northeasterly direction a distance of 210.00 feet to a point; thence turn an interior angle of 100° 06' 00" and run to the right in a southeasterly direction a distance of 210.00 feet to a point; thence turn to the right and go in a westerly direction to the point of beginning. Containing one (1) acre, more or less.

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, we have hereunto set OUR hand(s) and seal(s), this 4th

day of January, 1983.

WITNESS:

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

(Seal)

Paul Northcutt (Seal)
PAUL NORTHCUTT

(Seal)

Betty Northcutt (Seal)
BETTY NORTHCUTT

STATE OF ALABAMA
JEFFERSON

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Paul Northcutt and wife, Betty Northcutt whose name S 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of January, A. D., 19 83.

RE 1 Box 62
Vandiver, AL 35176

Notary Public.