

This instrument was prepared by

813

(Name) Vernon N. Schmitt, Attorney at Law

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

Form 1-1-6 Rev. 1-86

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,

That in consideration of TWO THOUSAND AND NO/100-----(\$2,000.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Mae Ducharme and husband, Frank Ducharme

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

DeWayne Isbell and wife, Valera J. 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:

TRACT 5:

A tract of land situated in the NW¹/₄ of the NW¹/₄ of Section 5, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the SE corner of the NW¹/₄ of the NW¹/₄ of Section 5, Township 18 South, Range 1 East, Shelby County, Alabama, and run in a westerly direction along the south line of said ¹/₄-¹/₄ section a distance of 256.61 feet to the point of beginning of the herein described Tract 5; thence continue along the same south line of said ¹/₄-¹/₄ section and run a distance of 135.00 feet to a point; thence turn an interior angle of 88° 13' 20" and run to the right in a northerly direction a distance of 250.00 feet to a point; thence turn an interior angle of 91° 46' 40" and run to the right in an easterly direction a distance of 135.00 feet to a point; thence turn an interior angle of 88° 13' 20" and run to the right in a southerly direction a distance of 250.00 feet, more or less, to the point of beginning of the herein described Tract 5; containing 0.8 acres.

AND

TRACT 7:

A tract of land situated in the NW¹/₄ of the NW¹/₄ of Section 5, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the SE corner of the NW¹/₄ of the NW¹/₄ of Section 5, Township 18 South, Range 1 East, Shelby County, Alabama, and run in a northerly direction along the east line of said ¹/₄-¹/₄ section a distance of 250.01 feet to a point; thence deflect 90° 37' 20" to the left and run in a westerly direction a distance of 150.00 feet to the point of beginning of the herein described Tract 7; thence continuing in the same westerly direction run a distance of 244.33 feet to a point; thence turn an interior angle of 167° 20' 20" and run to the right in a northwesterly direction a distance of 100.17 feet to a point; thence turn an interior angle of 48° 29' 30" and run to the right in a northeasterly direction a distance of 393.03 feet to a point; thence turn an interior angle of 59° 28' 30" and run to the right in a southeasterly direction a distance of 253.11 feet, more or less, to the point of beginning of the herein described Tract 7; containing 1.0 acres.

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 26th day of July, 1984

WITNESS: I CERTIFY THIS INSTRUMENT WAS FILED

1984 AUG 14 AM 10:21

Rec- 200
280
100
550

Mae Ducharme

JUDGE OF PROBATE

Frank Ducharme

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mae Ducharme and husband, Frank Ducharme, whose names are, signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, 26th, 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 26th day of July, 1984



P.O. Box-745
Leeds AL 35094

Vernon N. Schmitt
Notary Public.