

SEND TAX NOTICE TO:

(Name) Mr. Steve Isbell
Route 1, Box 3D
(Address) Chelsea, Alabama 35043

This instrument was prepared by

(Name) Wade H. Morton, Jr., Attorney at Law

(Address) Post Office Box 1227, Columbiana, Alabama 35051-1227

Form 1-1.5 Rev. 5/82 This deed prepared without title examination or certification.
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TEN and No/100 (\$10.00) ----- DOLLARS
and other good and valuable consideration,
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
RICKY WAYNE SEALE and wife, SUE ELLEN SEALE,

(herein referred to as grantors) do grant, bargain, sell and convey unto
STEVE ISBELL and ROGER 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:

That part of the South Half of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Township 24 North, Range 15 East, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said Section 24, thence run Easterly along the South line of said Section 24, a distance of 1,284.34' to a point; thence turn an angle of 86 degrees 15 minutes 57 seconds to the left and run Northerly a distance of 275.32' to the point of beginning of the property hereby conveyed; thence continue along last described course a distance of 258.70' to a point on the waters edge of a Reed Creek slough; thence turn an angle of 32 degrees 01 minutes 16 seconds to the left and run Northwesterly along waters edge a distance of 75.28' to a point; thence turn an angle of 90 degrees 15 minutes 35 seconds left and run Southwesterly a distance of 140.44' to a point; thence turn an angle of 89 degrees 46 minutes 43 seconds left and run Southeasterly a distance of 292.53' to the point of beginning, containing 0.60 acre.

SUBJECT to the following liens, limitations, easements and rights-of-way:

1. Taxes for 1985 and subsequent years.
2. All agreements, restrictions and/or limitations, rights-of-way and easements of record in the Office of the Judge of Probate of Shelby County or under state law.
3. All planning, zoning, health and other governmental regulations, if any, affecting subject property.
4. All oil, gas, mineral and mining rights not owned by Grantors.
5. All existing rights-of-ways and easements that, if not of record, are evident through use.

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 15th

day of June July, 19 85

WITNESS: STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 JUL 17 PM 1:50

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Ricky Wayne Seale and wife, Sue Ellen Seale,
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 15th day of June July, A. D., 19 85

Wade H. Morton, Jr.
My Commission Expires August 4, 1987

Notary Public.