

SEND TAX NOTICE TO:

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

1699

This instrument was prepared by

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

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

STATUTORY: 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,
JAMES W. MARTIN, a married man,

(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 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; all planning, zoning, health and other governmental regulations, if any, affecting subject property; all oil, gas, mineral and mining rights not owned by Grantor; and, all existing rights-of-ways and easements that, if not of record, are evident through use.

The above described real property does not constitute any part of the homestead of the Grantor James W. Martin, who resides with his wife in Hoover, Alabama.

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 severally with the said GRANTEES their heirs and assigns that I (we) do hereby acknowledge and certify that the above described real property is the property of the said GRANTEE and that I (we) do hereby release and convey unto the said GRANTEE the same with all rights and appurtenances thereto in fee simple and forever.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this

day of June 19 86

WITNESS I, SHELBY COUNTY, ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED
1987 FEB 19 PM 2:51
\$100 (Seal)

James W. Martin (Seal)
James W. Martin

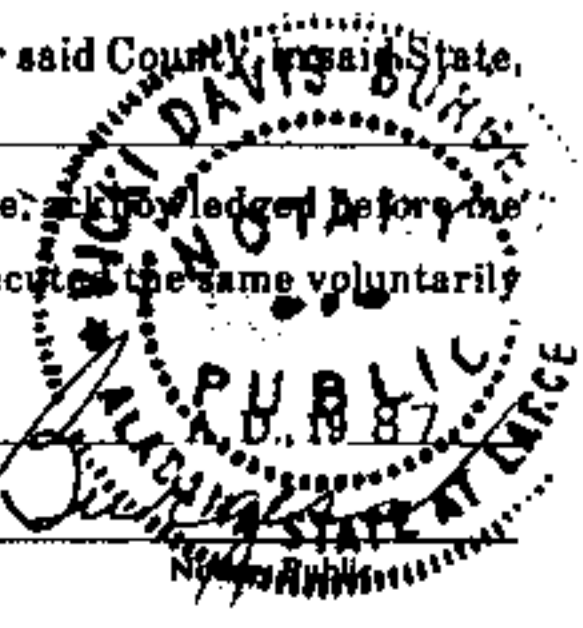
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
(Seal)

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned Thomas A. Snowden, Jr. a Notary Public in and for said County, State, hereby certify that James W. Martin, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of February

Debi Davis
My Commission Expires 9/23/90



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