

SEND TAX NOTICE TO:

(Name) Chester & Margie Dean Isbell

(Address) Rt. 1 Box 995-
LEEDS, AL. 35094

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 5/82

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 other valuable consideration and One and No/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Leacy Isbell, an unmarried woman, and Ophelia Isbell, an unmarried woman

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

Chester Isbell and wife, Margie Dean 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 right of way easement of a uniform width of 20 feet, to provide ingress and egress for a roadway and for utilities over and across the following described property owned by the Grantors, viz.:

Begin at the NW corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, Township 18 South, Range 1 East and run thence South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 630 feet to the SW corner of the property of the Grantors, as described in Deed Book 288 at page 587, Office of Judge of Probate of Shelby County, Alabama; thence turn an angle of 88 deg. 34min. 15 sec. to the left and run along the South line of said parcel as described in Deed Book 288 at page 587 a distance of 20 feet; thence run North, parallel with the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, a distance of 630 feet to a point on the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section which is 20 feet East of the point of beginning; thence run West, along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, a distance of 20 feet, to the point of beginning.

The easement herein granted is to provide access to the Grantors and their successors in title, as owners of the following described parcel:

Tract One, containing 13.5 acres, more or less, according to survey of Isbell Estate prepared by Walter W. Coleman, Jr., Registered Land Surveyor, dated August 6, 1987, and recorded in Map Book 11, page 49, office of Judge of Probate of Shelby County, Alabama.

Subject to easements and rights of way of record.

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 14th

day of September, 1987

WITNESS:

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

1987 SEP 14 AM 11:00

STATE OF ALABAMA PROBATE
SHELBY JUDGE

COUNTY

Deed Tax - 50
Rec 250
Ind. 100
400

Leacy Isbell (Seal)
Leacy Isbell (Seal)
Ophelia Isbell (Seal)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Leacy Isbell, an unmarried woman, and Ophelia Isbell, an unmarried woman 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 14th day of September, A.D., 1987