

770

This form furnished by:

Cahaba Title, Inc.

Riverchase Office
(205) 988-5600

Eastern Office
(205) 833-1571

This instrument was prepared by:

(Name) James E. Hill, Jr.
(Address) 819 Parkway Drive, S.E.
Leeds, Alabama 35094

Send Tax Notice to:

(Name) _____
(Address) _____

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FiftyFive Thousand and no/00 (\$55,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Elgin F. Isbell and wife, Juanita Isbell
(herein referred to as grantors) do grant, bargain, sell and convey unto

MARTY V. ISBELL and PATSY G. 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:

Commence at the SW corner of the NE1/4 of the SW1/4 of Section 11, Township 18, Range 1 East, thence S 89 deg. 57' 28" E 215.00 feet along the South line of said 1/4-1/4 Section to the true point of beginning, thence from the true point of beginning continue along same course 251.71 feet to the NW margin of County Highway #50, thence N 22 deg. 12' 59" E along said right of way line 149.74 feet, thence leaving said Highway right of way line N 86 deg. 15' 19" W 285.50 feet, thence S 08 deg. 30' 26" W 158.43 feet to the point of beginning. Situated in Shelby County.

SUBJECT TO:

1. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 121, page 294, Probate Office of Shelby county, Alabama.

Fifty Four Thousand Seven Hundred Fifty and no/00 Dollars of the above recited consideration was paid by mortgage loan executed simultaneously herewith.

BOOK 159 PAGE 571

1. Deed Tax \$ 1.50
2. Mtg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 4.00

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 for 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 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 6th day of November, 19 87.

WITNESS

STATE OF ALA. SHELBY CO.
I CERTIFY THIS

1987 NOV 12 PM 1:56

(Seal)

(Seal)

(Seal)

Elgin F. Isbell (Seal)

Elgin F. Isbell

Juanita Isbell (Seal)

Juanita Isbell

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

CLERK OF PROBATE

JEFFERSON

COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Elgin F. Isbell and wife, Juanita Isbell whose name 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 6th day of November A.D., 19 87

7/25/90

My Commission Expires

Notary Public