

This instrument was prepared by

(Name) J. Michael Joiner, Attorney  
(Address) P. O. Box 1012, Alabaster, AL 35007

1317  
Send Tax Notice To: Herman V. & Lori A. Isbell  
name  
#31 Oakdale Drive  
address Montevallo, AL 35115

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA  
Shelby COUNTY  
KNOW ALL MEN BY THESE PRESENTS,  
That in consideration of Fifty Two Thousand and no/100, (\$52,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Kenneth R. Seales and wife, Linda B. Seales  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Herman V. Isbell and wife, Lori A. 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:

Lot 31, according to the map and survey of Oakdale Estates, as recorded in Map Book 5  
Page 98, in the Probate Office of Shelby County, Alabama; being situated in Shelby County,  
Alabama.

Mineral and mining rights excepted.  
Subject to existing easements, taxes, restrictions, set-back lines, rights of way,  
limitations, if any, of record.  
\$50,200.00 of the above referenced purchase price has been paid by a mortgage loan  
closed simultaneously herewith.

The Grantees address is:  
#31 Oakdale Drive  
Montevallo, AL 35115

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 December, 1987.

WITNESS: STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1987 DEC 18 AM 10:07

Kenneth R. Seales (Seal)  
KENNETH R. SEALES  
Linda B. Seales (Seal)  
LINDA B. SEALES (Seal)

STATE OF ALABAMA  
SHELBY COUNTY  
JUDGE OF PROBATE  
1. Dard (Seal) 2.00  
2. M.L. 1.00  
3. Recording 2.50  
4. Indexing 1.00  
TOTAL 5.50  
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Kenneth R. Seales and wife, Linda B. Seales  
whose name E 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 have executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 14th day of December, A. D., 1987  
J. Michael Joiner  
Notary Public

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