

THIS INSTRUMENT PREPARED BY:
HILL & WEATHINGTON, P.C.
819 Parkway Drive, S.E.
Leeds, Alabama 35094

Send Tax Notice To:
Gwendolyn S. Gorby
Rt. 1 Box 138
Vandiver, AL 35176

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWENTY THOUSAND AND NO/100 (\$20,000.00) DOLLARS and assumption of mortgage as stated below to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **ELGIN ISBELL** and wife, **JUANITA A. ISBELL** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **GWENDOLYN S. GORBY** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the NE corner of the SW 1/4 of SW 1/4 of Section 11, Township 18 South, Range 1 East; thence West along the North line of said 1/4 1/4 Section, 643.84 feet to the Easterly right of way line of Highway 25, thence 74 deg. 15 min. to the left along said right of way, 199.30 feet; thence 9 deg. 01 min. left along said right of way, 56.18 feet; thence 96 deg. 04 min. left 340.51 feet; thence 1 deg. 43 min. left 120.05 feet; thence 91 deg. 43 min. right South 72.70 feet; thence 90 deg. 00 min. left East 248.17 feet to the East line of said 1/4 1/4 Section, thence 91 deg. 12 min. 30 sec. North along said East line 325.00 feet to the point of beginning. Being situated in Shelby County, Alabama.

SUBJECT TO: 1. Right of way granted to Shelby County by instrument recorded in Deed Book 158 page 229 in the Probate Office of Shelby County, Alabama.

2. Title to all minerals within and underlying the premises together with all mining rights and othr rights, privileges and immunities relating thereto, including rights set out in Deed Book 121, page 294 and Deed Book 54 page 601 in said Probate Office.

And as additional consideration for this conveyance, the Grantee herein assumes and agrees to pay, as it matures, that indebtedness from Elgin Isbell and wife, Juanita A. Isbell to James H. Isbell as shown in that certain mortgage recorded in Volume 203, page 974 in the Probate Office of Shelby county, Alabama, and the Grantee hereby ratifies and agrees to be bound by all the provisions of said mortgage and the note evidencing same.

\$15,000.00 of the above consideration was paid by mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, his, her or 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 stated 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 Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, /s/ (we) have hereunto set my (our) hand(s) and seal(s) this / 7 / day of April, 1989.

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Deed from: Elgin Isbell and Juanita A. Isbell
to: Gwendolyn S. Gorby

Elgin Isbell

ELGIN ISBELL

Juanita A. Isbell

JUANITA A. ISBELL

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Elgin Isbell and wife, Juanita A. Isbell 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 19 day of April, 1989.

[Signature]

Notary Public

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

89 APR 21 AM 9:09

[Signature]
JUDGE OF PROBATE

1. Bond Tax	\$ 5.00
2. Mtg. Tax	_____
3. Recording Fee	5.00
4. Indexing Fee	2.00
TOTAL	12.00

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