

SEND TAX NOTICE TO:

(Name) Thurman T. Isbell
5695 Hwy 25
(Address) Lochs, AL 35094

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 3/82
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 Forty-Eight Thousand, Five Hundred and no/100-----DOLLARS

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

William T. Cather and wife, Marie H. Cather

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

Thurman T. Isbell and Pauline 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to taxes for 1994 and subsequent years, easements, restrictions, rights of way, and permits of record.

Inst # 1994-17979

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 59.50

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 3rd

day of June, 19 94

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

William W. Cather (Seal)
Marie H. Cather (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William W. Cather and wife, Marie H. Cather whose names 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 3rd day of June, A. D., 19 94

Notary Public,

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Lot No. 10, according to the Subdivision of Rice Acres, as surveyed by W.B. Bennett and recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 3, Page 117.

LESS AND EXCEPT that portion sold by Roy M. Leeth and wife, Mildred Leeth to E. J. McCullers, as shown by deed recorded in Deed Book 196, Page 285, in Probate Office of Shelby County, Alabama.

ALSO, LESS AND EXCEPT that portion sold by Roy M. Leeth and wife, Mildred Leeth, to B. G. Sirles, Sr., as shown by deed recorded in Deed Book 196, Page 286, in Probate Office.

PARCEL II:

A part of Lot No. 10, according to the Subdivision of Rice Acres, as surveyed by W. B. Bennett and recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 3, Page 117, more particularly described as follows: Commence at the SW corner of Lot 10 and run Northerly along the West line, a distance of 100 feet to point of beginning; thence run in a Northeasterly direction along the North line of property sold to B. G. Sirles, Sr., as recorded in Deed Book 196, Page 286, in Probate Office, a distance of 147.32 feet to the East line of Lot 10; thence turn an angle of 102 degrees 19 minutes to right and run a distance of 28.70 feet to a point which is 51.3 feet in a Northerly direction measuring along the East line of said lot, from the SE corner of said Lot 10; thence turn an angle of 88 degrees 55 minutes to right and run a distance of 143.95 feet to point of beginning. Situated in Shelby County, Alabama.

LESS AND EXCEPT from above described property that portion sold to Alabama Power Company as shown by deed recorded in Deed Book 243, Page 644, and Deed Book 244, Page 145, in Probate Office.

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