

SEND TAX NOTICE TO:

(Name) ✓ Leacy Isbell & Ophelia Isbell
122 Highway 474
(Address) Leeds, AL 35094

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head
(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 ONE DOLLAR & other good and valuable consideration 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

Leacy Isbell and Ophelia 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:

Tract Two, containing 14.6 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.

Tract Four, containing 14.6 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.

Inst # 1994-31966

10/24/1994-31966
02:08 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

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 24th day of October, 19 94.

WITNESS:

(Seal) Leacy Isbell (Seal)

(Seal) Ophelia Isbell (Seal)

(Seal) (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leacy Isbell and Ophelia 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 24th day of October A. D., 19 94.

Lance Brasher
Notary Public.

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