

Inst # 1994-36460

THIS INSTRUMENT PREPARED BY:

KAREN BROWN EVANS
GORHAM, STEWART, KENDRICK,
BRYANT & BATTLE, P.C.
2101 6th Avenue North
Suite 700
Birmingham, Alabama 35203

TAX NOTICES SENT TO:
Deane R. Metcalf
1433 Paragon Parkway
Birmingham, AL 35235

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

THIS INDENTURE, made and entered into on this 8th day of December, 1994, by James Overton and Mable Farris as co-executors of the Estate of Grady Thomas Isbell ("GRANTORS") and Deane R. Metcalf and Mary A. Metcalf, husband and wife, jointly with right of survivorship ("GRANTEES").

W I T N E S S E T H:

THAT, WHEREAS, pursuant to Warranty Deed recorded in the Probate Office of Shelby County, Alabama in Record Book 122, Page 434, the hereinafter described property was conveyed to Grady Thomas Isbell (hereinafter the "Decedent");

WHEREAS, the Decedent died testate on or about the 13th day of December, 1988;

WHEREAS, the Decedent's estate was assigned Probate Case No. 28-17 in the Probate Records of Shelby County, Alabama.

WHEREAS, on February 28, 1989, James Overton and Mable Farris were granted Letters Testamentary for the Estate of Grady Thomas Isbell; and

WHEREAS, according to the Last Will and Testament of the Decedent, GRANTORS were granted the power to sell the assets of the Decedent, including the herein described property.

NOW, THEREFORE, in consideration of Forty Nine Thousand One Hundred Sixty Eight and 00/100 Dollars (\$49,168.00) cash, the receipt whereof is hereby acknowledged, the GRANTORS have granted, bargained, conveyed and sold, and by these presents do hereby grant, bargain, convey and sell unto the said GRANTEES, the following described real estate situated, lying and being in the County of Shelby, State of Alabama, to-wit:

Commence at the Northwest corner of the Southwest ¼ of the Southeast ¼ of Section 34, Township 18 south, Range 1 West; thence South along the West line of said ¼-¼ section 414.85 feet to the point of beginning of parcel herein described; thence continue along the last named course 233.97 feet; thence 87 degrees 48 minutes 08 seconds to the left 551.51 feet to the Northwesterly right of way of Dunavant Valley Road; thence 76 degrees 39 minutes 32 seconds to the left along said right of way 231.49 feet; thence 102 degrees 32 minutes 20 seconds to the left 612.96 feet to the point of beginning.

SUBJECT, HOWEVER, to any and all restrictions, easements, covenants and encumbrances of record in the Probate Office of Shelby County, Alabama, which affect said property.

THIS IS NOT THE HOMESTEAD OF THE GRANTORS NOR THE GRANTORS SPOUSES

TO HAVE AND TO HOLD, to the said GRANTEES, and their heirs and assigns forever.

12/13/1994-36460
12:19 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
61.50

This instrument is executed by the GRANTORS solely in their representative capacity named herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the GRANTORS in their individual capacities, and the GRANTORS expressly limit their liability hereunder to the property now or hereafter held by them in their representative capacity named.

IN WITNESS WHEREOF the Grantors have executed this conveyance by setting their signatures hereto this the 8th day of December, 1994.

THE ESTATE OF GRADY THOMAS
ISELL, DECEASED

James Overton
James Overton, Co-executor

Mable Farris
Mable Farris, Co-executor

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that James Overton, whose name is signed to the foregoing conveyance as Co-executor of the Estate of Grady Thomas Isbell and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, the same was executed voluntarily on the day the same bears date.

Given under my hand and seal this 8th day of December, 1994.

Karen Evans
Notary Public
My Commission Expires: 6-18-96

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Mable Farris, whose name is signed to the foregoing conveyance as Co-executor of the Estate of Grady Thomas Isbell and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, the same was executed voluntarily on the day the same bears date.

Given under my hand and seal this 8th day of December, 1994.

Karen Evans
Notary Public
My Commission Expires: 6-18-96

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