

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

Send Tax Notice To:
David M. Needham
605 Adams Road
Leeds, AL 35094

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of EIGHTY FIVE THOUSAND AND NO/100 (\$85,000.00) DOLLARS to the undersigned Grantor or Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **DARLENE ISBELL AND HUSBAND, RONNIE ISBELL** (herein referred to as Grantors) do grant, bargain, sell and convey unto **DAVID M. NEEDHAM AND LORI R. NEEDHAM** (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

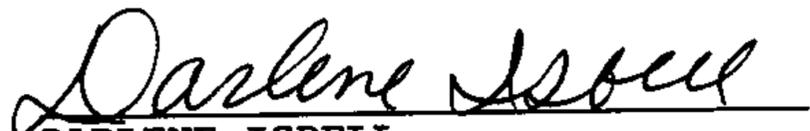
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

\$75,153.00 of the above consideration was paid by mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 12th day of April, 1996.


DARLENE ISBELL

04/19/1996-12844
12:33 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL 23.50

Ronnie Isbell
RONNIE ISBELL

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that DARLENE ISBELL AND RONNIE 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 12th day of April, 1996.

Compton L. Sumner
Notary Public

My Commission Expires:

10/7/98

EXHIBIT "A"

Part of the NW 1/4 of NW 1/4 of Section 18, Township 18 South, Range 1 East and more particularly described as follows:

Commence at the SW corner of the above described NW 1/4 of NW 1/4 for the point of beginning; thence in a Northerly direction along the West line of said 1/4-1/4; run a distance of 263.93 feet; thence 89 degrees 32 minutes 22 seconds right for 335.25 feet; thence 90 degrees 27 minutes 38 seconds right for 263.93 feet to the South line of said 1/4-1/4; thence 89 degrees 32 minutes 22 seconds right and along said South line of said 1/4-1/4 for 335.25 feet to the point of beginning. Being situated in Shelby County, Alabama.

Minerals and mining rights excepted.

Inst # 1996-12844

04/19/1996-12844
12:33 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

003 MEL 23.50