

**SEND TAX NOTICE TO:**  
Elgin F. Isbell and Juanita A. Isbell

Inst # 1999-25473

06/17/1999-25473  
09:52 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
JUL 1999 11:50

This instrument was prepared by:  
**VERNON N. SCHMITT, ATTORNEY AT LAW**  
**P. O. BOX 521, LEEDS, AL 35094**

**Warranty Deed, Joint Tenants With Right of Survivorship**

**STATE OF ALABAMA}**  
**SHELBY COUNTY}**

**KNOW ALL MEN BY THESE PRESENTS,**

That, in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, ELIGE ISBELL, JR., A MARRIED PERSON, (herein referred to as grantor) do grant, bargain, sell, and convey unto ELGIN F. ISBELL AND WIFE, JUANITA A. 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:

A part of the NW 1/4 of the SE 1/4 of Section 10, Township 18 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Commence at the SE corner of the NW 1/4 of the SE 1/4 of Section 10-18S-1E and run North along the East line of said 1/4-1/4 section 400 feet to a point; thence turn an angle of 90 degrees to the left and run West 220 feet to the Point of Beginning; thence continue West 20 feet to a point; thence turn an angle to the right of 34 degrees 30 minutes and run 167.97 feet to the Southeasterly right-of-way line of Shelby County Highway no. 491, a paved road, said right-of-way line lying 30 feet distant from the pavement centerline; thence turn a right interior angle of 95 degrees 15 minutes 27 seconds to the tangent of a curve to the right, said curve having a radius of 1,474.19 feet and a central angle of 9 degrees 02 minutes 28 seconds, and run Southwesterly 232.62 feet along said highway right-of-way and said curve to the Northeasterly right-of-way line of the Central of Georgia Railroad, said right-of-way line lying 50 feet distant from the track centerline; thence turn a right interior angle of 104 degrees 57 minutes 42 seconds from tangent and run Southeasterly along said right-of-way 366.53 feet to the South line of the 1/4-1/4 section; thence turn a right interior angle of 116 degrees 14 minutes 23 seconds and run East along and with said South 1/4-1/4 section line 158.61 feet to a point, said point being 220 feet West of the SE 1/4-1/4 corner; thence turn a right interior angle of 90 degrees 00 minutes and run North 400 feet to the Point of Beginning and making a closing right interior angle of 90 degrees 00 minutes. Said parcel contains 2.51 acres, more or less, which acreage is computed according to the boundaries described above including the 30 foot right-of-way line on Shelby County Highway 491, although a right-of-way deed for this highway may not exist.

Mineral and mining rights excepted. Easements and restrictions of record excepted. Description contained was furnished by parties hereto. There are no warranties or representations by the attorney as to the correctness of the above description. TITLE NOT EXAMINED BY ATTORNEY.

The Grantor herein is one and the same person as Elige Isbell, Grantee in that certain deed dated August 24, 1995, and recorded at Instrument #1995-30475, in the Office of the Judge of Probate of Shelby County, Alabama.

The property described herein is not the homestead of the Grantor or the Grantor's spouse.

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.

**PAGE TWO, WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

And I do for myself (ourselves) and for (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 my hand and seal this 7<sup>th</sup> day of May 1999.

**WITNESS:**

Elige Isbell Jr.  
ELIGE ISBELL, JR.

**STATE OF ALABAMA}**  
**SHELBY COUNTY}**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ELIGE ISBELL, JR., whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7<sup>th</sup> day of May 1999.

Kimberly A. Isbell  
Notary Public

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