

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Coolidge Isbell  
(Address) P.O. Box 217  
Geraldine Ala 35974

This instrument was prepared by: MIKE T. ATCHISON  
P. O. Box 822  
Columbiana, AL 35051

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA }  
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,  
Hundred

That in consideration of One /Fifty Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Miriam M. Hodges, a unmarried woman

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Coolidge Isbell and Francis Lynn 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:

PARCEL I:

Beginning at the NW corner of the NE 1/4 of the SE 1/4 of Section 32, Township 19 South, Range 1 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence North 89 degrees 54 minutes 05 seconds East, a distance of 512.50 feet; thence South 05 degrees 52 minutes 46 seconds East, a distance of 368.88 feet to the northerly right of way line of Shelby County Hwy. 450 (60' ROW); thence South 81 degrees 23 minutes 00 seconds West along said right of way, a distance of 114.33 feet to a point of curve to the left having a radius of 2,030.00 feet and a central angle of 05 degrees 27 minutes 39 seconds; thence westerly along the arc and along said right of way a distance of 193.48 feet to a point of reverse curve to the right having a radius of 1,050.72 feet and a central angle of 12 degrees 44 minutes 17 seconds; thence westerly along the arc and along said right of way, a distance of 233.60 feet; thence North 02 degrees 06 minutes 08 seconds West and leaving said right of way, a distance of 452.82 feet to the POINT OF BEGINNING. According to the survey of Rodney Shiflett, dated November 1, 2000.

Subject to taxes for 2001 and subsequent years, easements, restrictions, rights of way and permits of record.

Miriam M. Hodges is the surviving grantee in that certain deed recorded in Deed Book 287, Page 461. The other grantee, Steele F. Hodges is deceased, having died 2 May 2000.

12/01/2000-41321  
08:39 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MMB 161.00

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, I have hereunto set my hand(s) and seal(s), this 29th day of November, 2000.

WITNESS:

\_\_\_\_\_(Seal) Miriam M. Hodges (Seal)  
\_\_\_\_\_(Seal) Miriam M. Hodges (Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA }  
Shelby COUNTY }

I, the undersigned authority \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that Miriam M. Hodges 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of November A.D. 2000

My Commission Expires: 10/16/04

Notary Public.

Inst # 2000-41321