

SEND TAX NOTICE TO:  
Elige Isbell, Jr. and Glenda L. Isbell

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, we, Glenda L. Isbell, formerly Glenda Shaw and husband, Elige Isbell, Jr., (herein referred to as grantor) do grant, bargain, sell, and convey unto Glenda L. Isbell and husband, Elige Isbell, Jr., (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 parcel of land located in the NE 1/4 of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama, containing 3.644 acres, more or less, less right-of-way of County Highways 43 and 487, more particularly described in Real Book 281, Page 850, as follows:

"The South 1/2 of the South 1/2 of the SE 1/4 of the NE 1/4 of Section 11, Township 18 South, Range 1 East."

LESS and EXCEPT the following:

**Property recorded in Deed Book 352, Page 11**

"Commence at the Southwest corner of the SE 1/4 of the NE 1/4 of Section 11, Township 18 South, Range 1 East; thence run East along the South line of said quarter-quarter section a distance of 820 feet to a point; thence run North, parallel to the West line of said quarter-quarter section a distance of 115 feet to a point; thence run West, parallel to the South line of said quarter-quarter section a distance of 820 feet to a point on the West line of said quarter-quarter section; thence run South along the West line of said quarter-quarter section a distance of 115 feet to the point of beginning.

Grantors further grant a 15 foot easement for ingress and egress to the above described property, more particularly described as follows: Commence at the Southeast corner of the above described property and run East along the South line of said quarter-quarter section to the Southeast corner of said quarter-quarter section; thence run North along the East line of said quarter-quarter section a distance of 15 feet; thence run West, parallel to the South line of said quarter-quarter section to the point of intersection with the property herein above described; thence run South, parallel to the East line of said quarter-quarter section a distance of 15 feet to the point of beginning.

**Property recorded in Instrument #1995-24178**

"Commence at the SE corner of the SE 1/4 of the NE 1/4 of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama; thence North 01 degrees 08 minutes EAST\* along the East line of said quarter-quarter section 330 feet; thence South 89 degrees 43 minutes 30 seconds West being parallel with the South line of said quarter-quarter section 472.50 feet to the point of beginning; thence South 01 degrees 08 minutes East 210 feet; thence South 89 degrees 43 minutes 30 seconds West 210 feet; thence North 01 degrees 08 minutes West 210 feet; thence North 89 degrees 43 minutes 30 seconds East 210 feet back to the point of beginning. Being located in the SE 1/4 of the NE 1/4 of Section 11.

ALSO, a road easement described as follows: Begin at the NE corner of the above described property; thence South 01 degrees 08 minutes East 7.5 feet to the center line of a 15 foot easement; thence North 89 degrees 43 minutes 30 seconds East 430.0 feet to its point of termination with the West right of way of County Road #487. The easement described herein shall run with the land and enure to the benefit of the Grantee(s), their heirs and assigns, forever.

According to the Survey of Donald G. Jackson, RLS #15151, Dated August 11, 1995.

\*Calculates WEST

08/20/2001-35374  
10:36 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MSB 14.50

Inst # 2001-35374

PAGE TWO, WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Property recorded in Instrument #1999-15860

"Parcel 38 located in the S 1/2 of the S 1/2 of SE 1/4 of NE 1/4 of Section 11, Township 18, Range 1 East. Dimensions being 210 feet front, 210 feet rear, 645 feet right side, 645 feet left side in more or less.

Grantee herein, Glenda L. Isbell is one and the same person as Glenda L. Shaw.

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 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 20<sup>th</sup> day of August 2001.

WITNESS:

Glenda L. Isbell  
GLENDA L. ISBELL, FORMERLY GLENDA SHAW

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 GLENDA L. ISBELL, FORMERLY GLENDA SHAW, AND HUSBAND, ELIGE ISBELL, JR., whose names 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 20<sup>th</sup> day of August 2001.

Kimberly Isbell  
Notary Public  
My Commission Expires: 4/12/2003

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