

## State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of Five hundred dollars and no/100 - - - - - DOLLARS

to the undersigned grantor Valeria Jean Overton Isbell and husband DeWayne Isbell  
in hand paid by Frankie Overton

the receipt whereof is acknowledged by the said Valeria Jean Overton Isbell and  
husband DeWayne Isbell.

do hereby grant, bargain, sell and convey unto the said Frankie Overton

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

I, James M. Ray, a Licensed Land Surveyor, in the State of Alabama, hereby certify that all parts of this survey and plat (or drawing) have been completed in accordance with the requirements of the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama, to the best of my knowledge, information and belief and being more particular described as follows, to wit;

TRACT NO. 2: Commence at a drive shaft in place accepted as the Southeast Corner of Section 10, Township 18 South, Range 1 East, Shelby County, Alabama, to the point of beginning. From this beginning point proceed North  $88^{\circ} 36' 55''$  West along the South boundary of said section along an old fence for a distance of 449.24 feet to a  $\frac{1}{2}$ " rebar in place; thence proceed North  $00^{\circ} 08' 38''$  West for a distance of 480.0 feet (set  $\frac{1}{2}$ " rebar) thence proceed South  $88^{\circ} 36' 55''$  East for a distance of 459.10 feet (set  $\frac{1}{2}$ " rebar) to a point on the East boundary of said section; thence proceed South  $00^{\circ} 58' 58''$  West along the South boundary of said section for a distance of 479.84 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Southeast one-fourth of Section 10, Township 18 South, Range 1 East, Shelby County, Alabama and contains 5.0 acres.

TO HAVE AND TO HOLD Unto the said Frankie Overton

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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that we have a good right to sell and convey the same as aforesaid; that we will, and 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 our hands and seal,

this 8th day of January, 2002

WITNESSES:

*Emory L. Walker*

*Valeria Jean Overton Isbell* (Seal.)

*DeWayne Isbell* (Seal.)

(Seal.)

01/17/2002-03187  
01:39 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 14.50

(Seal.)

Inst # 2002-03187

WARRANTY DEED  
JOINT GRANTEES WITH SURVIVORSHIP

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was  
filed in this office for record on the  
day of 19  
at o'clock M, and was duly re-  
corded in Volume of Deeds  
at page, and examined.

Judge of Probate.

TO

State of ALABAMA

SHELBY COUNTY

I, Evelyn H. Walker, a Notary Public in and for said County, in said State,  
hereby certify that DeWayne Isbell  
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, has executed the same  
voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of January, 2002 19.

*Evelyn H. Walker* As Notary Public  
My Commission expires 8-29-05

State of ALABAMA

SHELBY COUNTY

I, Evelyn H. Walker, a Notary Public in and for said County, in said State,  
do hereby certify that on the 8th day of January 2002, 19, came before me  
the within named Valeria Jean Overton Isbell known to me  
to be the wife of the within named DeWayne Isbell who, being examined  
separate and apart from the husband touching her signature to the within conveyance, acknowledged that  
she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of  
the husband.

Given under my hand and official seal this the 8th day of January, 2002 19.

*Evelyn H. Walker* As Notary Public  
My Commission expires 8-29-05.

Inst # 2002-03187

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01:39 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
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