

SEND TAX NOTICE TO:

Name: Lamar Earl Isbell
Regina Lee Fleming
Address: 10940 HWY 41 SOUTH
LEEDS, ALA 35094

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P.O. Box 587
Columbiana, Alabama 35040


20021126000591350 Pg 1/2 28.00
Shelby Cnty Judge of Probate, AL
11/26/2002 13:18:00 FILED/CERTIFIED

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) and other good and valuable considerations** to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **Chester Isbell and wife, Margie Dean Isbell**, (herein referred to as grantors), do grant, bargain, sell and convey unto **Lamar Earl Isbell and Regina Lee Fleming**, (herein referred to as grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

PARCELS ONE AND TWO:

Tract One, containing 13.5 acres, more or less, and Tract Six, containing 1.1 acres, more or less, according to survey of Isbell Estate prepared by Walter W. Coleman, Jr., Registered Land Surveyor, dated August 6, 1987, and recorded in Map Book 11, Page 49, Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements and rights of way of record.

PARCEL THREE:

Commence at the Northeast corner of the NE 1/4 of the NW 1/4, Section 3, Township 18 South, Range 1 East; thence run West along the North line of said quarter-quarter section a distance of 226.00 feet to the point of beginning; thence continue along said North line a distance of 506.08 feet to a point on the East side of a gravel county road; thence turn an angle of 153 deg. 15 min. 04 sec. to the left and run along said county road a distance of 635.58 feet; thence turn an angle of 118 deg. 14 min. 58 sec. to the left and run a distance of 286.16 feet to the point of beginning. Situated in the NE 1/4 of the NW 1/4 of Section 3, Township 18 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama, and containing 1.84 acres, according to survey of Frank W. Wheeler, Registered Land Surveyor, dated August 20, 1974.

Subject to easements and rights of way of record.

PARCEL FOUR:

A right of way easement of a uniform width of 20 feet, to provide ingress and egress for a roadway and for utilities over and across the following described property, viz: Begin at the NW corner of the NE 1/4 of the NW 1/4 of Section 3, Township 18 South, Range 1 East, and run thence South along the West line of said 1/4-1/4 Section a distance of 630 feet to the SW corner of the property of the Grantors, as described in Deed Book 288 at Page 587, Office of Judge of Probate of Shelby County, Alabama; thence turn an angle of 88 deg. 34 min. 15 sec. to the left and run along the South line of said parcel as described in Deed Book 288 at Page 587, a distance of 20 feet; thence run North, parallel with the West line of said 1/4-1/4 Section, a distance of 630 feet to a point on the North line of said 1/4-1/4 Section which is 20 feet East of the point of beginning; thence run West along the North line of said 1/4-1/4 Section a distance of 20 feet, to the point of beginning.

The Grantors, Chester Isbell and wife, Margie Dean Isbell, reserve a life estate in and to the herein above described parcels of real property.

TO HAVE AND TO HOLD to the said grantees, their heirs and assigns forever.

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 said property is free from all encumbrances, unless otherwise noted above; 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 seals this 26th day of November, 2002.

Chester Earl Isbell (SEAL)
Chester Isbell

Margie Dean Isbell (SEAL)
Margie Dean Isbell

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Chester Isbell and wife, Margie Dean Isbell, 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 26th day of November, 2002.

Howard M. Fowler Jr
Notary Public