

SEND TAX NOTICE TO:

Melvin Isbell

1825 Heathermoore Estates, Lot 14, Moody AL 35004

5000.00

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

Warranty Deed

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 (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, BRENDA ANNE EPPERSON, AN UNMARRIED PERSON, (herein referred to as GRANTOR, whether one or more), do grant, bargain, sell, and convey unto MELVIN ISBELL, (herein referred to as GRANTEE, whether one or more), the following described real estate, situate in Shelby County, Alabama, to-wit:

A part of the NE 1/4 of SW 1/4 of Section 10, Township 18 South, Range 1 East, more particularly described as follows:

Commence at the NE corner of the East 1/2 of NE 1/4 of SW 1/4 of Section 10, Township 18 South, Range 1 East; thence South along the East line of said East 1/2 of said 1/4 1/4 section 684.23 feet; thence 90 degrees 31 minutes 28 seconds to the right Westerly 30 feet to the Westerly side of a 30.00 foot easement and the point of beginning of parcel herein described; thence 90 degrees 31 minutes 28 seconds to the left Southerly along the Westerly side of said 30 foot easement 397.00 feet; thence 153 degrees 10 minutes 23 seconds to the right Northwesterly leaving said easement 59.59 feet; thence 15 degrees 07 minutes 08 seconds to the left Northwesterly 162.14 feet; thence 14 degrees 59 minutes 13 seconds to the left Northwesterly 56.99 feet; thence 36 degrees 38 minutes 20 seconds to the left Southwesterly 240 feet to a point 210 feet Easterly of the West line of the East 1/2 of the NE 1/4 of SW 1/4 of said section; thence 93 degrees 18 minutes 55 seconds to the right Northerly and parallel to the West line of said East 1/2 of the NE 1/4 of the SW 1/4 of said section 210.92 feet; thence 90 degrees 46 minutes 17 seconds to the right Easterly 423.50 feet to the point of beginning, being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said GRANTEE his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, 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 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 19th day of December 2003.

WITNESS:

Brenda Anne Epperson
BRENDA ANNE EPPERSON

STATE OF ALABAMA}
SHELBY COUNTY}

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRENDA ANNE EPPERSON, 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 19th day of December 2003.

Kimberly D. Isbell
Notary Public