

**SEND TAX NOTICE TO:**

Melvin R. Isbell

3111 Highway 474, Leeds, AL 35094

This instrument was prepared by:

VERNON N. SCHMITT, ATTORNEY AT LAW

P. O. BOX 521, LEEDS, AL 35094



20040729000420470 Pg 1/1 16.00  
Shelby Cnty Judge of Probate, AL  
07/29/2004 10:01:00 FILED/CERTIFIED

**WARRANTY DEED**

5,000.00

M. R. I.

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, NORA LEE ISBELL, AN UNMARRIED PERSON, (herein referred to as GRANTOR, whether one or more), do grant, bargain, sell, and convey unto MELVIN R. ISBELL, (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin 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; thence turn an angle of 91 degrees 30 minutes 02 seconds to the left and run a distance of 286.16 feet to a point on the North side of a gravel county road; thence turn an angle of 61 degrees 45 minutes 02 seconds to the left and run along said gravel road a distance of 44.30 feet; thence turn an angle of 8 degrees 19 minutes 04 seconds to the right and run a distance of 178.06 feet; thence turn a an angle of 55 degrees 31 minutes to the left and continue along said gravel road a distance of 46.58 feet to the East line of said quarter-quarter section; thence turn an angle of 71 degrees 04 minutes 30 seconds to the left and run along said East line a distance of 392.17 feet to the point of beginning. Situated in the NE 1/4 of the NW 1/4, Section 3, Township 18 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama, and containing 1.84 acres, according to the survey of Frank W. Wheeler, Registered Land Surveyor, dated August 20, 1974.

Subject to easements and rights of way of record.

The Grantor herein reserves unto herself a life estate in the above described real property.

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 27<sup>th</sup> day of April 1999.

WITNESS:

\_\_\_\_\_

Nora Lee Isbell  
NORA LEE ISBELL

STATE OF ALABAMA}

SHELBY COUNTY}

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that NORA LEE 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27<sup>th</sup> day of April 1999.

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