THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by: Kendall W. Maddox KENDALL MADDOX & ASSOCIATES, LLC 2550 Acton Road, Ste 210 Birmingham, Alabama 35243

Send Tax Notice To: Pauline Isbell 56955 Highway 25 Leeds, Alabama 35094

WARRANTY DEED

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN 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 or we,

PAULINE ISBELL, AN UNMARRIED WOMAN, by and through ANITA BARNETT, AS ATTORNEY IN FACT FOR PAULINE ISBELL

(herein referred to as Grantor, whether one or more), grants, bargains, sells and conveys unto

### ANITA L. BARNETT, RONALD G. ISBELL, and GERALDINE SKELTON

(herein referred to as Grantee, whether one or more), reserving a life estate in the following described real estate, situated in Shelby County, Alabama, to-wit:

LEGAL DESCRIPTION ON THE ATTACHED "EXHIBIT A" WHICH IS INCORPORATE HEREIN BY REFERENCE

All parcels subject to taxes, restrictions, rights-of-way, exceptions, conditions, covenants and easements of record.

PAULINE ISBELL is the surviving Grantee in those certain warranty deeds with rights of survivorship recorded at Deed Book 238 and Page 713 and dated November 6, 1965 and Deed Book 274 at Page 85 and dated April 26, 1972 in the Probate Office of Shelby County, Alabama. The other Grantee, Thurman T. Isbell, died on or about April 26, 2004. A copy of his death certificate is attached.

TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever, subject to the reservation of the life estate of PAULINE ISBELL, Grantor.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this \(\frac{8}{\text{day of}}\) day of \(\frac{1}{\text{Unc}}\)

PAULINE ISBELL

ANITA BARNETT, ATTORNEY-IN-FACT

STATE OF ALABAMA **JEFFERSON COUNTY** 

GENERAL ACKNOWLEDGEMENT:

Griffing a Notary Public in and for said County, in said State, hereby certify that Anita Barnett, whose name as Attorney in Fact for Pauline Isbell, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, she in her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given my hand and official seal this

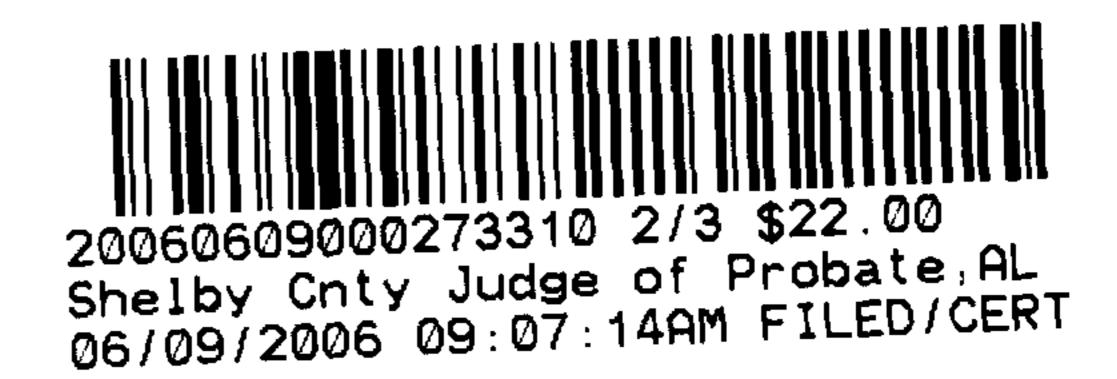
June day of

2006.

Notary Public

My Commission/Expires:

# "EXHIBIT A"



#### PARCEL 1

Property situated in Section 4, Township 18, Range 1 East. Commence at the point of intersection of the center line of the Central of Georgia Railroad and the southerly right of way line of U.S Highway No. 25 and along the right of way line of said Highway on a Mag. Bearing of S. 30° W, run a distance of 359.60 feet; thence turn an angle of 16° 38' to the right for a distance of 188.63 feet; thence turn an angle of 23° 14' to the right for a distance of 93.58 feet to the point of beginning, thence turn an angle of 16° 08' to the right for a chord distance of 93.13 feet; thence turn an angle of 11° 37' to the right for a chord distance of 90.02 feet, thence turn an angle of 4° 59' to the right for a distance of 140.99 feet, thence turn an angle of 145° 24' to the left for a distance of 663.79 feet, thence turn an angle of 90° 00' to the left for a distance of 210.0 feet, thence turn an angle of 90° 00' to the left for a distance of Situated in Shelby County, Alabama.

## PARCEL 2

All that part of SW ¼ of SE ¼ and SE ¼ of SW ¼, Section 4, Township 18, Range 1, East, and lying South of Highway #25 and South of Central of Georgia Railroad, and North of Schoal Creek, excepting two acres more or less deeded to E. E. and Dora Hawkins, and J. A. and wife, Carrie Hammonds, and being more particularly described as follows: being 948 feet along the U.S. Highway #25 to Central of Georgia. R. R. thence along Central of Georgia Railroad 1067 feet to center of Schoal Creek; thence run South West along Schoal Creek a distance of 1189 feet; thence in a Westerly direction along Schoal Creek 1289 feet, with Section line; thence 200 feet more or less on North and South line of said Forty; thence North 630 feet to N E Corner of J. A. and Carrie Hammonds property to original point of beginning. Containing 35 acres more or less, and being situated in Shelby County, Alabama.

### LESS & EXCEPT FROM PARCEL ONE and/or PARCEL TWO:

#### PARCEL A

Commencing at the Southeast Corner of Section 4, Township 18 South, Range 1 East, Shelby County, Alabama; thence West along the South Boundary line of said section for a distance of 687.93 feet to the Westerly right of way line of the Central of Georgia Railroad; thence North 56 degrees 32 minutes 00 seconds West along said railroad right of way line for a distance of 1632.08 feet for the POINT OF BEGINNING; thence continuing Northwesterly along said line a distance of 331.89 feet to the Southerly right of way line of Alabama Highway No. 25; thence South 29 degrees 57 minutes 22 seconds West along said highway right of way line for a distance of 309.67 feet to the point of curvature of a tangent curve, concave to the Northwest, having a radius of 437.22 feet, a central angle of 24 degrees 53 minutes 34 seconds, and a chord of 188.46 feet bearing South 46 degrees 26 minutes 45 seconds West; thence Southwesterly along said curve a distance of 189.95 feet; thence South 3 degrees 32 minutes 45 seconds East a distance of 136.61 feet; thence South 42 degrees 50 minutes 37 seconds East a distance of 191.75 feet; thence North 41 degrees 05 minutes 54 seconds East a distance of 652.98 feet to the POINT OF BEGINNING; said described tract containing 4.00 acres, more or less.

## PARCEL B

A parcel of land situated in the SE ¼ of SW ¼, Section 4, Township 18 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SW Corner of SW ¼ of SW ¼ of said Section 4, and run Easterly along said ¼ - ¼ section for 1807.67 feet; thence turn 91 degrees 17'54" left and run northerly for 289.50 feet; thence turn 122 degrees 00' right and run southeasterly for 120.00 feet; thence turn 90 degrees 00' left and run northeasterly for 395.92 feet to the point of beginning of said parcel; thence continue northeasterly along last said course for 185.53 feet to a point on the southerly right-of-way line of State Highway #25; thence turn 72 degrees 00' 22" right and run southeasterly along said right-of- way line for 210.00 feet; thence turn 108 degrees 03' 52" right and run southwesterly for 250.40 feet; thence turn 89 degrees 55' 46" right and run northwesterly for 199.42 feet to the point of beginning, containing 1.0 acres, more or less.

This is a true and exact copy of the record on file with the Shelby County Health Department

Signature of Local Registrar

MAY 2 1 2004

Date of Issue

20060609000273310 3/3 \$22.00 Shelby Cnty Judge of Probate, AL 06/09/2006 09:07:14AM FILED/CERT

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	Number —  1. DECEASED—NAME First Middle			Last (Type last nam	ne all capitals)	2. DATE OF DEATH (Month, Day, Year)  3. COUNT			3. COUNTY O	Y OF DEATH	
			Thedfore			Anri	1 26, 20	04		Shelby	
					5. INSIDE CITY LIMITS	6 PLACE OF E	DEATH—HOSPITAL OR O	THER INSTITUTION			
	4. CITY, TOWN, OR LOCATION				(Specify Yes or No)	1					
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	VDC.	MOS.	AYS HOUR	S MINS.	Mare	ch 24,	1916				
	15 EDUCATION (Specify ONLY	highest grade completed	below) 16	. MARITAL STATUS (Specify M		<del></del>	VING SPOUSE (It wife, gi	ve maiden name)		18. Wa	s Decedent ever in
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	Alabama		Ala	bama	Shell	Эy		Leeds	s 35094		
		24. STREET AND NUMBE	R		25. INFORM	ANT—Name and A	ddress Paul 1	ine Is	shell		
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	28. FATHER-NAME	First	Middle	Last	29. N	MAIDEN NAME OF	MOTHER F	irst	Middle	i.a	
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	30. DISPOSITION OF BODY (Sp. Donation, Hospital Disposal	)echy burial, Cremation, n I, Other)	í Month.	, Dav. Year)				1	unnavan		ama
	Burial		Ap	r.28,2004	<u></u>		mmunity		umavan	36. DATE SIGNED	
	34 FUNERAL HOME—Name as	nd Address Ki	lgroe Fu	neral Home	35. FUNERAL	DIRECTOR—Sign	lature ~		$\sim$		
	1651 Ashvi	ille Road	d N.E.Le	eds, AL.350	)94 <u> </u>	که س	ma 9	Max	OW	Apr.	27,200
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	42. ADDRESS OF PERSON WH	789	FUEATH (ITEM 40)	DNDALE	AL	350 (	08		1	358	
	44. REGISTRAR— Si	gnature		For Stat	e or County use	anly	•••		45. DATE FILED	(Month, Day, Year)	annt
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	resulting in death) LAST				- ·						
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	47. PART II. Other significant	47. PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I.  SUSPECTED COLON AND LUNG CHNCER, CORONARY ARTERY DISEASE 42 DAYS? (Specify Yes, No., or Unix									
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	52 HOW INJURY OCCURRED	NEWER DESTRE OF INTRA 10	e nem 40, ran 1 or nem 4	+ z, z ail fij			Ju, Date of madell	THE PARTY IN	•		
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	55 INJURY AT WORK (Specify	y Yes or Nol 56 PLACE	OF INJURY—(Specify at h	nome, farm, street, factory, offic	e building, etc )	57. LOCATION O	F INJURY (Street or R F D	No. City or Town	n, State)		
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This is a legal record and must be filed within five (5) days after death.

Shelby County, AL 06/09/2006 State of Alabama