



Send Tax Notice to:

Leacy Isbell and Ophelia Isbell  
122 Highway 474  
Leeds, Alabama 35094

This instrument was prepared by  
(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW  
(Address) COLUMBIANA, ALABAMA 35051

# WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY ) KNOW ALL MEN BY THESE PRESENTS,  
value 5000.00

That in consideration of One Dollar (\$1.00), and other good and valuable consideration

to the undersigned grantors, in hand paid by the GRANTEE herein,  
the receipt whereof is acknowledged, we,

Leacy Isbell, an unmarried woman, and Ophelia Isbell, an unmarried woman,

(herein referred to as grantors) do grant, bargain, sell and convey unto our brother,

Chester Earl Isbell

(herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

A remainder interest in and to the following described property:

Commence at the NW corner of NE 1/4 of NW 1/4, Section 3, Township 18 South, Range 1 East; thence run South along the West line of said 1/4 1/4 Section a distance of 315.00 feet to point of beginning; thence continue along said West line a distance of 315.00 feet; thence turn an angle of 88 deg. 34 min. 15 sec. to the left and run a distance of 255.00 feet; thence turn an angle of 91 deg. 25 min. 45 sec. to the left and run a distance of 315.00 feet; thence turn an angle of 88 deg. 34 min. 15 sec. to the left and run a distance of 255.00 feet to a point on the West line of said 1/4 1/4 Section and the point of beginning. Situated in the NE 1/4 of NW 1/4, Section 3, Township 18 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama, and containing 1.84 acres.

Begin at the NW corner of NE 1/4 of NW 1/4, Section 3, Township 18 South, Range 1 East; thence run East along the North line of said 1/4 1/4 Section a distance of 255.00 feet; thence turn an angle of 88 deg. 34 min. 15 sec. to the right and run a distance of 315.00 feet; thence turn an angle of 91 deg. 25 min. 45 sec. to the right and run a distance of 255.00 feet to a point on the West line of the NE 1/4 of NW 1/4, Section 3; thence turn an angle of 88 deg. 34 min. 15 sec. to the right and run along said West line a distance of 315.00 feet to the point of beginning. Situated in the NE 1/4 of NW 1/4, 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.

Grantors herein reserve unto themselves a life interest in and to the above described property.

TO HAVE AND TO HOLD to the said grantee, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are 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 grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 1<sup>st</sup> day of March, 1995.

Leacy Isbell  
Leacy Isbell  
Ophelia Isbell  
Ophelia Isbell

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leacy Isbell and Ophelia 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 1<sup>st</sup> day of March, 1995.

Lanie Brasher  
Notary Public

Shelby County, AL 05/07/2007  
State of Alabama

Deed Tax: \$5.00