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Shelby Cnty Judge of Probate, AL  
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VALUE: \_\_\_\_\_

SEND TAX NOTICE TO:  
Thurman Tedford Isbell, Jr.

This instrument was prepared by:  
CROWSON, MORRISON & SPANN, LLC  
P. O. Box 278  
Columbiana, AL 35051

## STATUTORY WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

### KNOW ALL MEN BY THESE PRESENTS:

That in consideration of compliance with an order of the Circuit Court of Shelby County, Alabama, hereinafter described, 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, **Ronald Gene Isbell**, as Executor of the Estate of Pauline Brasher Isbell, deceased, (herein referred to as Grantor), grant, bargain, sell and convey unto **Thurman Tedford Isbell, Jr.** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

#### *Parcel I*

*Commence at a one quarter inch rebar found locally accepted to be the Southwest corner of said Section 4; thence run on an assumed bearing of North 90 degrees, 00 minutes, 00 seconds East along the South line of said Section 4 for a distance of 1,807.67 feet to an iron pin found with a SSI cap; thence run North 01 degree, 17 minutes, 54 seconds West for a distance of 289.50 feet to a point in the centerline of a creek; thence run South 59 degrees, 17 minutes, 55 seconds East for a distance of 124.77 feet to an iron pin found with SSI cap; thence run North 28 degrees, 42 minutes, 05 seconds East for a distance of 394.79 feet to a PK nail found in tree; thence run South 60 degrees, 44 minutes, 52 seconds East for a distance of 196.82 feet to a one half inch rebar found; thence run North 29 degrees, 33 minutes, 25 seconds East for a distance of 249.74 feet to a one half inch rebar found on the South right-of-way line of Shelby County Highway No. 25, said point also being on a curve to the left having a central angle of 26 degrees, 40 minutes, 21 seconds and a radius of 364.99 feet with a chord bearing of South 89 degrees, 20 minutes, 18 seconds East; thence run along the arc of said curve and along said right-of-way line for a distance of 169.91 feet to an iron pin set on the South right-of-way line of said Shelby County Highway No. 25 and being the point of beginning, said iron pin set also being on a curve to the left, having a central angle of 14 degrees, 49 minutes, 01 seconds, a radius of 364.99 feet, with a chord bearing of North 69 degrees, 55 minutes, 01 seconds East; thence run along the arc of said curve and along said South right-of-way line for a distance of 94.39 feet to an iron pin found; thence run South 03 degrees, 58 minutes, 23 seconds East for a distance of 136.61 feet to an iron pin found with SSI cap; thence run North 43 degrees, 16 minutes, 15 seconds West for a distance of 142.78 feet to the point of beginning; said parcel of land containing 0.14 acres, more or less.*

#### *Parcel II*

*Commence at a one quarter inch rebar found locally accepted to be the Southwest corner of said Section 4; thence run on an assumed bearing of North 90 degrees, 00 minutes, 00 seconds East along the South line of said Section 4 for a distance of 1,807.67 feet to an iron pin found with a SSI cap; thence run North 01 degrees, 17 minutes, 54 seconds West for a distance of 289.50 feet to a point in the centerline of a creek; thence run South 59 degrees, 17 minutes, 55 seconds East for a distance of 124.77 feet to an iron pin found with SSI cap; thence run North 28 degrees, 42 minutes, 05 seconds East for a distance of 394.79 feet to a PK nail found in tree; thence run South 60 degrees, 44 minutes, 52 seconds East for a distance of 196.82 feet to a one half inch rebar found; thence run*



*North 29 degrees, 33 minutes, 25 seconds East for a distance of 249.74 feet to a one half inch rebar found on the South right-of-way line of Shelby County Highway No. 25, said point also being on a curve to the left having a central angle of 26 degrees, 40 minutes, 21 seconds and a radius of 364.99 feet with a chord bearing of South 89 degrees, 20 minutes, 18 seconds East; thence run along the arc of said curve and along said right-of-way line for a distance of 169.91 feet to an iron pin set on the South right-of-way line of said Shelby County Highway No. 25; thence run South 43 degrees, 16 minutes, 15 seconds East for a distance of 334.53 feet to an iron pin found with SSI cap; thence run North 40 degrees, 40 minutes, 16 seconds East for a distance of 190.86 feet to an iron pin set at the point of beginning; thence continue along last stated course for a distance of 461.58 feet to an iron pin found with SSI cap, said iron pin found also being on the Southwest right-of-way line of Central of Georgia Railroad; thence run South 56 degrees, 52 minutes, 20 seconds East along said South right-of-way for a distance of 713.51 feet to the centerline of a creek; thence run South 41 degrees, 45 minutes, 30 seconds West along said creek for a distance of 30.40 feet to a point; thence run South 51 degrees, 38 minutes, 59 seconds West along said creek for a distance of 81.69 feet to a point; thence run South 85 degrees, 23 minutes, 23 seconds West along said creek for a distance of 126.73 feet to a point; thence run South 82 degrees, 53 minutes, 37 seconds West along said creek for a distance of 168.99 feet to a point; thence run South 38 degrees, 23 minutes, 52 seconds West along said creek for a distance of 164.05 feet to a point; thence run North 56 degrees, 52 minutes, 20 seconds West for a distance of 499.30 feet to the point of beginning; said parcel of land containing 6.14 acres, more or less.*

ALSO:

*A permanent easement to use the existing driveway from Shelby County Highway No. 25 situated in the South half of Section 4, Township 18 South, Range 1 East, Shelby County, Alabama, lying 6 feet each side of a centerline, being more particularly described as follows:*

*Commence at a one quarter inch rebar found locally accepted to be the Southwest corner of said Section 4; thence run on an assumed bearing of North 90 degrees, 00 minutes, 00 seconds East along the South line of said Section 4 for a distance of 1,807.67 feet to an iron pin found with a SSI cap; thence run North 01 degree, 17 minutes, 54 seconds West for a distance of 289.50 feet to a point in the centerline of a creek; thence run South 59 degrees, 17 minutes, 55 seconds East for a distance of 124.77 feet to an iron pin found with SSI cap; thence run North 28 degrees, 42 minutes, 05 seconds East for a distance of 394.79 feet to a PK nail found in tree; thence run South 60 degrees, 44 minutes, 52 seconds East for a distance of 196.82 feet to a one half inch rebar found; thence run North 29 degrees, 33 minutes, 25 seconds East for a distance of 249.74 feet to a one half inch rebar found on the South right-of-way line of Shelby County Highway No. 25, said point also being on a curve to the left having a central angle of 29 degrees, 04 minutes, 43 seconds, a radius of 364.99 feet with a chord bearing of North 89 degrees, 27 minutes, 31 seconds East; thence run along the arc of said curve and also along said right-of-way for a distance of 185.24 feet to the point of beginning of said easement; thence run South 34 degrees, 12 minutes, 53 seconds East for a distance of 63.95 feet to a point; thence run South 04 degrees, 18 minutes, 33 seconds East for a distance of 5.23 feet to the end of said easement.*

This conveyance is executed by the undersigned **Ronald Gene Isbell** solely in his capacity as Executor of the Estate of Pauline Brasher Isbell, deceased, and not in his individual capacity nor in any other capacity. This conveyance is further executed in compliance with and subject to the terms, conditions, and stipulations of an order of the Circuit Court of Shelby County, Alabama, dated December 31, 2007, in case styled *In Re: The Estate of Pauline Brasher Isbell, deceased and Thurman Thedford Isbell, Jr. v. Anita Barnett; Geraldine I. Skelton; and Ronald Gene Isbell*, Case No. CV-07-724, and all other orders and decrees rendered by the Circuit Court of Shelby County, Alabama in said cause.

**TO HAVE AND TO HOLD** to the said Grantee, his, her or their heirs and assigns forever.



IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 12<sup>th</sup> day of December, 2008.

THE ESTATE OF PAULINE BRASHER  
ISELL, DECEASED.


By: Ronald G. Isbell  
Ronald Gene Isbell, in his capacity as  
Executor of the Estate of Pauline  
Brasher Isbell, deceased

STATE OF ALABAMA     )  
SHELBY COUNTY         )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronald Gene Isbell, whose name as Executor of the Estate of Pauline Brasher Isbell, deceased, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12<sup>th</sup> day of December 2008.

Christy A. [Signature]  
Notary Public

  
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