

PREPARED BY:
Richard W. Bell, P.C.
4956 Valleydale Rd., Ste. 103
Birmingham, Alabama 35242

18,501 CD

SEND TAX NOTICE TO:
Thurman & Carolyn Isbell
56925 Hwy. 25
Leeds, AL 35094

WARRANTY DEED, JOINT WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TEN and no/100 DOLLARS (\$10.00)** to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **THURMAN TEDFORD ISBELL, JR., a married man,** (herein referred to as the Grantor), do grant, bargain, sell and convey unto **THURMAN TEDFORD ISBELL, JR.,** and wife, **CAROLYN ISBELL,** (herein referred to as the Grantees), 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.

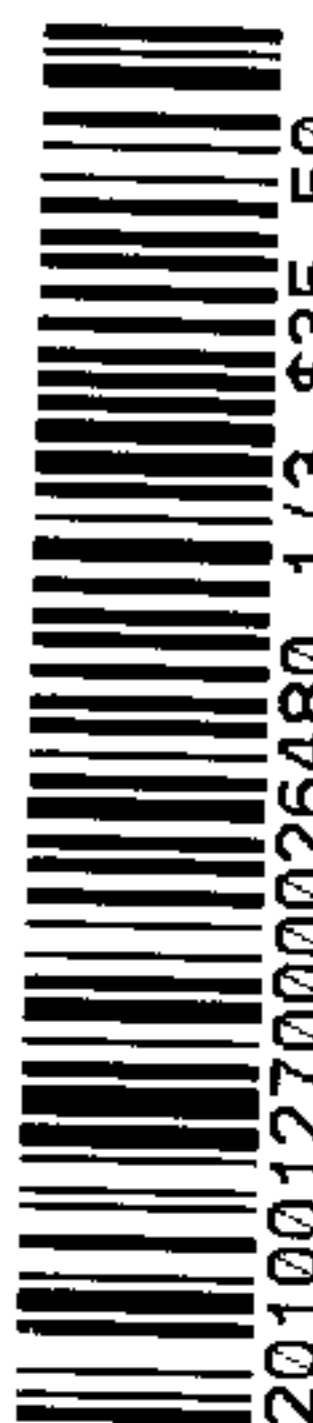
Parcel II:

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

Shelby County, AL 01/27/2010

State of Alabama

Deed Tax : \$18.50



20100127000025480 1/3 \$35.50
Shelby Cnty Judge of Probate, AL
01/27/2010 11:31:38 AM FILED/CERT

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 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 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 DEED HAS BEEN PREPARED FROM INFORMATION PROVIDED BY THE PARTIES.
NO TITLE DOCUMENTS WERE EXAMINED.**

TO HAVE AND TO HOLD, unto the said Joint Grantees as joint tenants with right of survivorship. And I do, for me and for my heirs, executors and administrators, covenant with the Grantees, their



heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 27th day of January, 2010.



THURMAN TEDFORD ISBELL, JR.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **THURMAN TEDFORD ISBELL, JR.**, whose name 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of January, 2010


Linda L. Powell, Notary Public
My Commission Expires: 10/27/12


20100127000026480 3/3 \$35.50
Shelby Cnty Judge of Probate, AL
01/27/2010 11:31:38 AM FILED/CERT