



2011020700042080 1/3 \$128.00
Shelby Cnty Judge of Probate, AL
02/07/2011 09:41:04 AM FILED/CERT

EXECUTOR'S WARRANTY DEED
Joint Tenants with Right of Survivorship

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Ten Thousand and no/100's Dollars (\$110,000.00) and other good and valuable consideration to the undersigned grantor,

JOHN TERRY KING, JR. and HERMAN VIRGIL ISBELL, JR., as Executors of the Estate of **RODNEY O'NEIL ISBELL**, deceased, Probate Case # 2009-000349, Shelby County, Alabama

(hereinafter referred to a GRANTOR) in hand paid by the GRANTEEES the receipt whereof is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto

DAVID DODD and JONATHAN DODD

the following described real estate situated in Shelby County, Alabama, to-wit:

Tract I

Commencing at the NW corner of Section 30, Township 19 South, Range 1 East, Shelby County, Alabama; thence South 88 degrees 21 minutes 48 seconds East along the Northern boundary line of said section for a distance of 2095.19 feet; thence South 0 degrees 09 minutes 33 seconds West a distance of 946.51 feet to the Southerly right of way line of Shelby County Road No. 280 and the Point of Beginning; thence continuing Southerly a distance of 560.00 feet; thence North 89 degrees 50 minutes 27 seconds West, a distance of 265.00 feet; thence North 00 degrees 09 minutes 33 seconds East, a distance of 465.00 feet; thence North 40 degrees 54 minutes 42 seconds East, a distance of 187.92 feet to the Southerly right of way line of Shelby County Road No. 280; thence South 71 degrees 26 minutes 19 seconds East along the road right of way line for a distance of 150.00 feet to the Point of Beginning.

Tract II

Commencing at the NW corner of Section 30, Township 19 South, Range 1 East, Shelby County, Alabama; thence South 88 degrees 21 minutes 48 seconds East along the North boundary line of said section for a distance of 2095.19 feet; thence South 00 degrees 09 minutes 33 seconds West, a distance of 1506.51 feet to the Point of Beginning; thence North 89 degrees 50 minutes 27 seconds West, a distance of 265.00 feet; thence North 00 degrees 09 minutes 33 seconds East, a distance of 465.00 feet; thence North 40 degrees 54 minutes 42 seconds East, a distance of 187.92 feet to the Southerly right of way line of Shelby County Road No. 280; thence North 71 degrees 26 minutes 19 seconds West along said road right of way line for a distance of 62.65 feet; thence South 39 degrees 49 minutes 11 seconds West, a distance of 34.06 feet; thence North 81 degrees 35 minutes 54 seconds West a distance of 98.18 feet; thence South 00 degrees 27 minutes 40 seconds West, a distance of 990.47 feet; thence South 70 degrees 18 minutes 23 seconds East, a distance of 136.08 feet; thence North 00 degrees 08 minutes 23 seconds East, a distance of 209.92 feet;



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thence South 70 degrees 21 minutes 33 seconds East, a distance 209.73 feet; thence North 00 degrees 09 minutes 33 seconds East, a distance of 280.99 feet to the Point of Beginning.

Subject to easements, encroachments, exceptions, reservations, encumbrances, liens, rights of way, building set back lines, restrictions of record or any adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by public record or visible on said property.

Subject to 2011 and subsequent years ad valorem taxes.

Subject to mineral and mining rights.

Subject to right of way granted to Alabama Power Company in Deed Book 211, Page 437 and Deed Book 138, Page 60 filed for record in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, as Executors of the Estate of Rodney O'Neil Isbell covenant with the said grantees, their heirs and assigns, that the Estate of Rodney O'Neil Isbell is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that the Estate of Rodney O'Neil Isbell has a good right to sell and convey the same as aforesaid; that the Estate of Rodney O'Neil Isbell 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, the said GRANTORS, JOHN T. KING, JR. and HERMAN VIRGIL ISBELL, JR. as Executors of the Estate of RODNEY O'NEIL ISBELL, deceased, who are authorized to execute this conveyance has hereunto set their signatures as Personal Representatives this the 07 day of January, 2011.

ATTEST:

JOHN T. KING, JR. as Executor of
the Estate of RODNEY O'NEIL
ISBELL

HERMAN VIRGIL ISBELL, JR. as
Executor of the Estate of RODNEY
O'NEIL ISBELL



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STATE OF COLORADO
COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that JOHN T. KING, JR., as Executor of the Estate of RODNEY O'NEIL ISBELL, deceased, whose name as such is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he as Executor and with full authority executed the same voluntarily for and as the act of said Estate of RODNEY O'NEIL ISBELL, deceased.

Given under my hand and seal this the 17 day of January, 2011.

Sarah C. Leachman
Notary Public

SARAH C LEACHMAN
NOTARY PUBLIC
STATE OF COLORADO

MY COMMISSION EXPIRES 01-14-2014

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that HERMAN VIRGIL ISBELL, JR., as Executor of the Estate of RODNEY O'NEIL ISBELL, deceased, whose name as such is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he as Executor and with full authority executed the same voluntarily for and as the act of said Estate of RODNEY O'NEIL ISBELL, deceased.

Given under my hand and seal this the 13th day of January, 2011.

TT
Notary Public

THIS INSTRUMENT PREPARED BY:
F. Wayne Keith, Attorney
15 Southlake Lane, Suite 150
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

David Dodd
100 Spring Road
Birmingham, Alabama 35242

Shelby County, AL 02/07/2011
State of Alabama
Deed Tax:\$110.00