

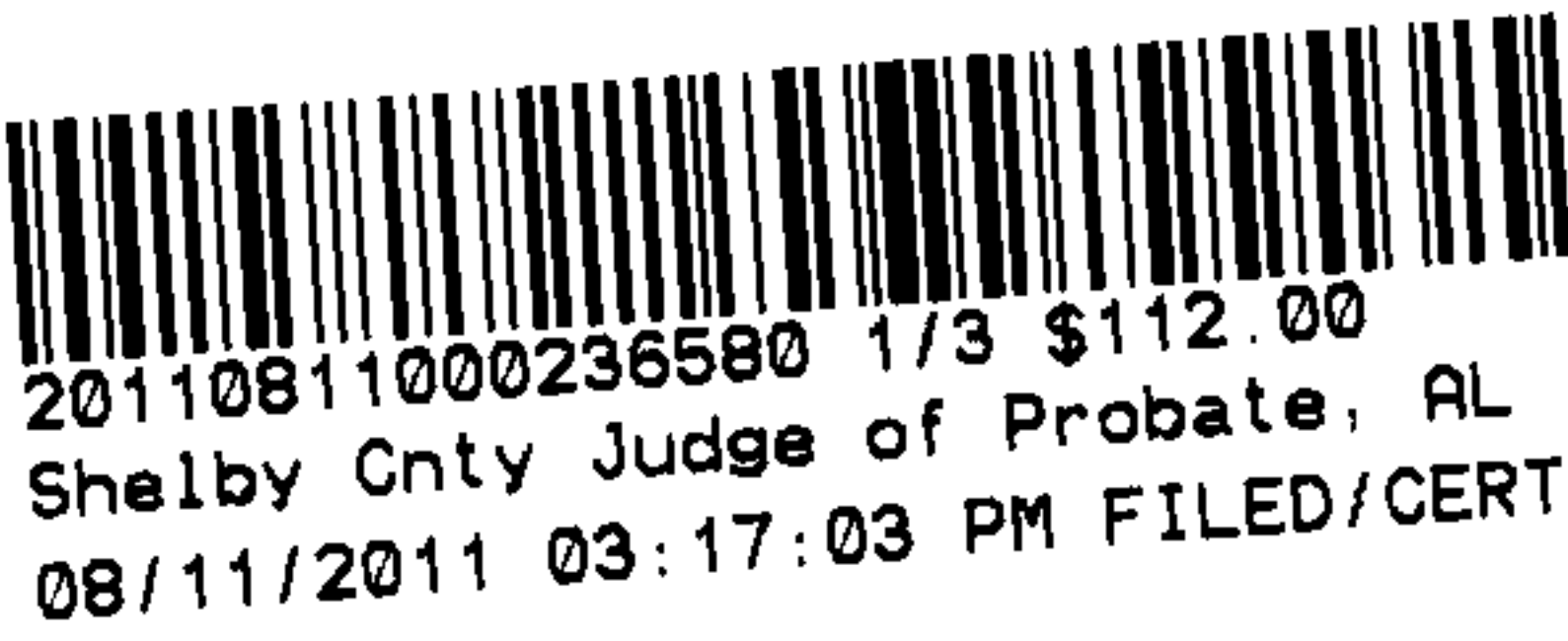
This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160

Birmingham, AL 35223

Send Tax Notice To:
Ronald Gene Isbell, Geraldine I. Skelton
and Anita Barnett
56989 Hwy 25
Leeds, AL 35094

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

WARRANTY DEED



90,000⁰⁰

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten Dollars (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned, **Ronald Gene Isbell, a married man, Geraldine I. Skelton, a married woman and Anita Barnett, a married woman** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Ronald Gene Isbell, Geraldine I. Skelton and Anita Barnett**, (hereinafter referred to as GRANTEES), as tenants in common, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

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

Commence at a ¼ inch rebar found locally accepted to be the Southwest corner of said Section 4 and also the Northwest corner of said Section 9; thence run on an assumed bearing of North 90 degrees, 00 minutes, 00 seconds East for a distance of 1,807.67 feet to an iron pin found with a SSI cap; thence continue along last stated course for a distance of 325.08 feet to an iron pin found with a SSI cap; thence run North 64 degrees, 16 minutes, 50 seconds East for a distance of 116.74 feet to an iron pin found with a SSI cap; thence run North 13 degrees, 06 minutes, 48 seconds West for a distance of 228.61 feet to an iron pin found with a SSI cap; thence run North 27 degrees, 08 minutes, 33 seconds East for a distance of 263.32 feet to an iron pin found with a SSI cap; thence run North 25 degrees, 03 minutes, 52 seconds East for a distance of 204.71 feet to a ½ inch rebar found on the South right-of-way line of Shelby County, Highway No. 25, said ½ inch rebar also being on a curve to the left, having a central angle of 05 degrees, 13 minutes, 45 seconds and a radius of 364.99 feet, with a chord bearing of South 78 degrees, 37 minutes, 00 seconds East; thence run along said right-of-way line and also along the arc of said curve for a distance of 33.31 feet to an iron found with a SSI cap at the point of beginning; thence continue along last stated curve to the left, having a central angle of 21 degrees, 26 minutes, 37 seconds and a radius of 364.99 feet, with a chord bearing of North 88 degrees, 02 minutes, 50 seconds East; thence run along said right-of-way line and also along the arc of said curve for a distance of 136.60 feet to an iron pin found with a SSI cap; thence run South 43 degrees, 16 minutes, 15 seconds East for a distance of 334.53 feet to an iron found with a SSI cap; thence run South 40 degrees, 40 minutes, 16 seconds West for a distance of 199.52 feet to an iron pin set; thence run North 33 degrees, 30 minutes, 12 seconds West for a distance of 348.53 feet to an iron pin found with a SSI cap; thence run North 23 degrees, 09 minutes, 05 seconds West for a distance of 108.38 feet to the point of beginning; said parcel of land containing 1.447 acres, more or less.

Together with an easement for ingress and egress more particularly described as follows:

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.

Subject To:


Ad valorem taxes for 2011 and subsequent years not yet due and payable until October 1, 2011. Existing covenants and restrictions, easements, building lines and limitations of record.

The preparer of this instrument makes no representations as to the status of the title of the property conveyed herein. Legal description provided by Carl Daniel Moore, Alabama Registered Land Surveyor with Surveying Solutions, Inc., license number 12159.

The property conveyed herein does not constitute the homestead of the grantors or that of their respective spouses.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, their heirs, executors, succedssors and assigns, in fee simple, forever.

AND SAID GRANTORS for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.



20110811000236580 2/3 \$112.00
Shelby Cnty Judge of Probate, AL
08/11/2011 03:17:03 PM FILED/CERT

IN WITNESS WHEREOF, said GRANTOR(S) have hereunto set my/our hand(s) and seal(s) this the 11th day of August, 2011.

Ronald Gene Isbell
Ronald Gene Isbell

Geraldine I. Skelton
Geraldine I. Skelton

Anita L. Barnett
Anita Barnett

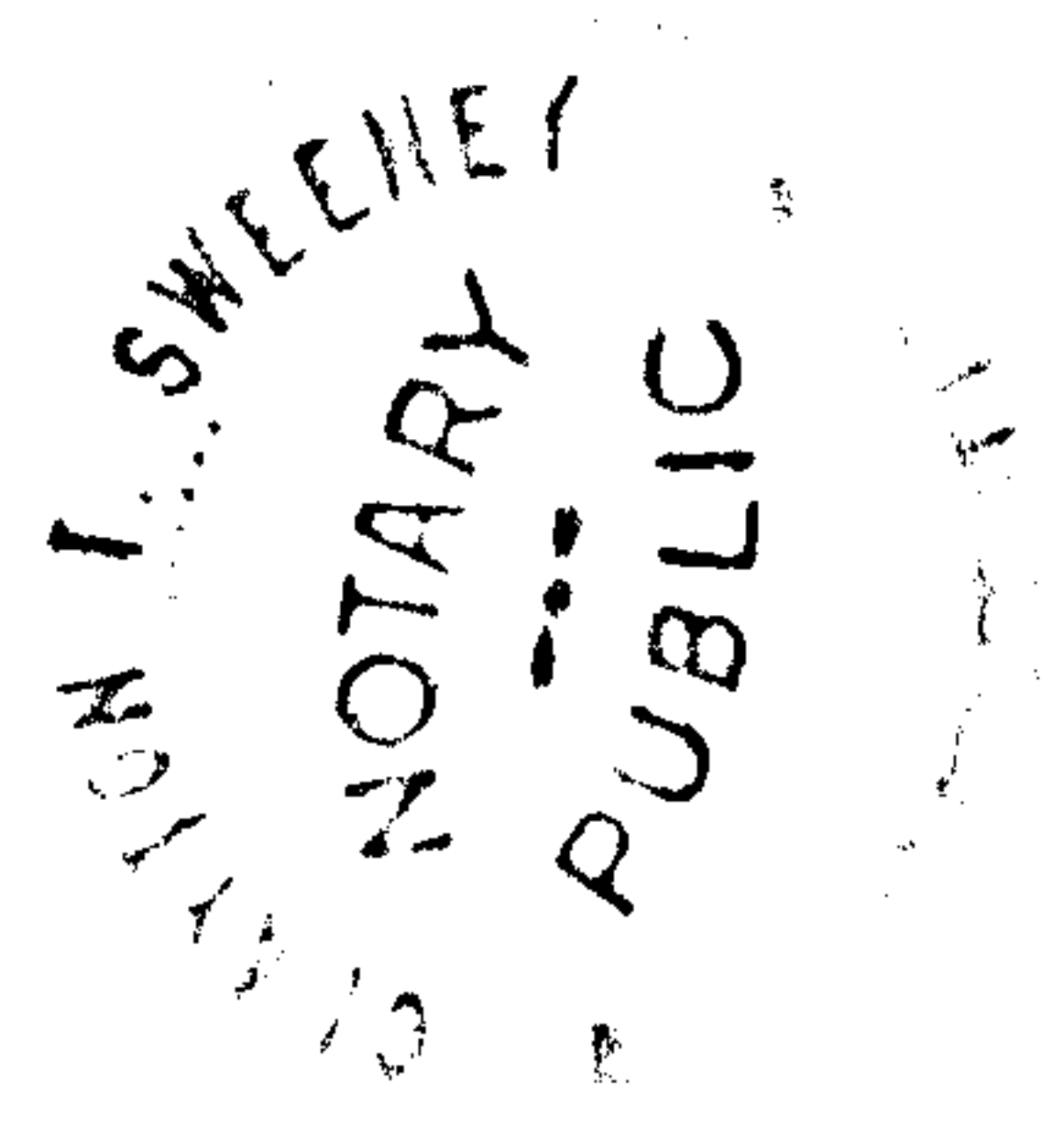

20110811000236580 3/3 \$112.00
Shelby Cnty Judge of Probate, AL
08/11/2011 03:17:03 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Ronald Gene Isbell, a married man, whose name 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 Instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 11th day of August, 2011.

[Signature]
NOTARY PUBLIC
My Commission Expires: 6-5-2015

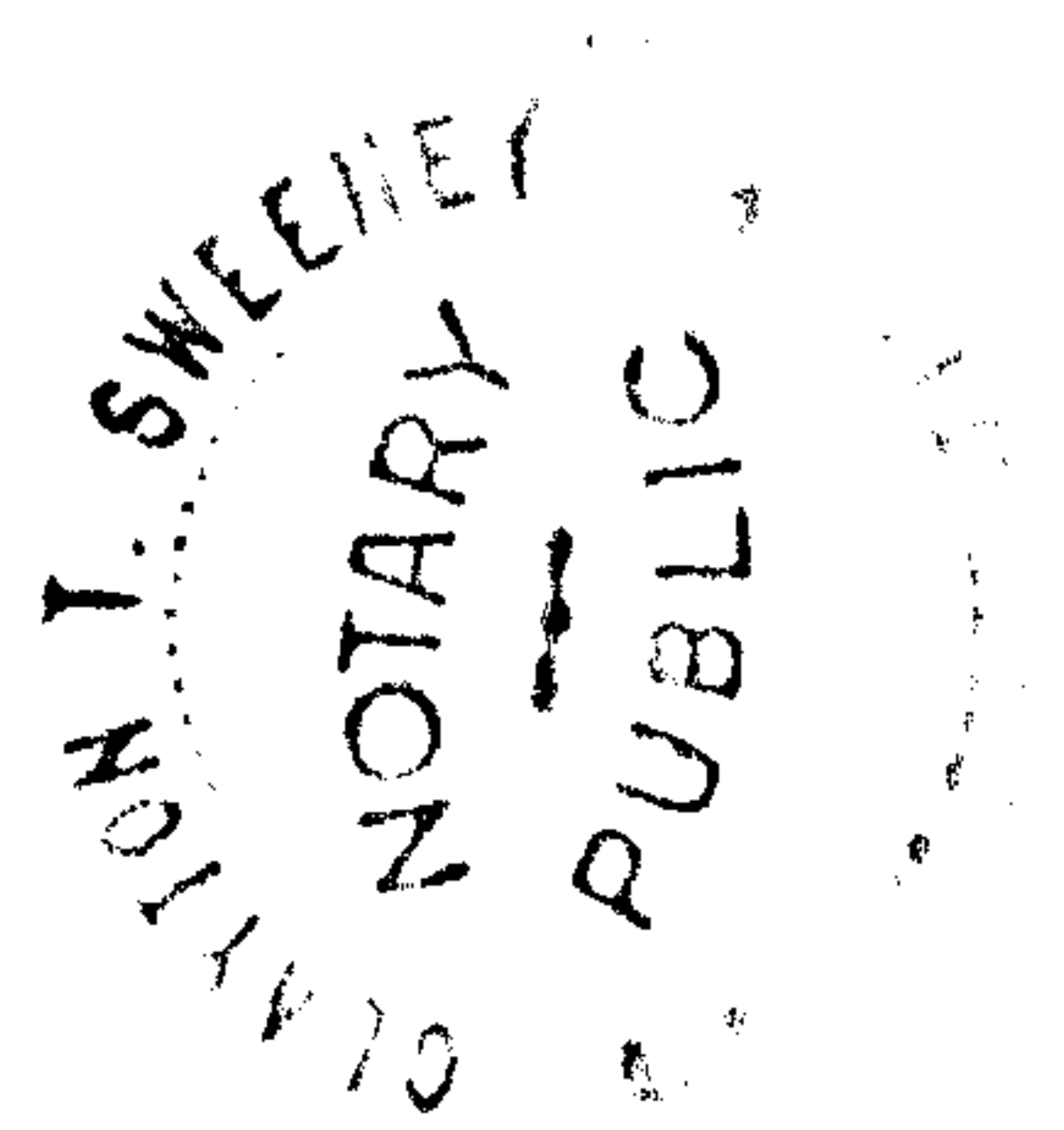


STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Geraldine I. Skelton, a married woman, whose name 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 Instrument she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 11th day of August, 2011.

[Signature]
NOTARY PUBLIC
My Commission Expires: 6-5-2015



STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Anita Barnett, a married woman, whose name 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 Instrument she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 11th day of August, 2011.

[Signature]
NOTARY PUBLIC
My Commission Expires: 6-5-2015

