

THIS INSTRUMENT PREPARED BY:

ELIZABETH S. PARSONS
Blair and Parsons, P. C.
1711 Cogswell Avenue
Pell City, Alabama 35125

Send Tax Notice To:

MICHAEL MATHIS
WENDY MATHIS
12850 HWY 43
VANDIVER, AL 35176

SURVIVORSHIP DEED

STATE OF ALABAMA
SHELBY COUNTY



20170119000023600 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
01/19/2017 11:20:53 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Eighty Five Thousand and 00/100 (\$85,000.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I/we, JAY ISBELL, a single man, (herein referred to as grantors) do grant, bargain, sell and convey unto MICHAEL MATHIS AND WENDY MATHIS, (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the Northeast Quarter of the Southeast Quarter Section 11, Township 18 South, Range 1 East, being part of the same land described in a deed to Patricia Ann and David Thompson, recorded in Real Book 207, Page 297 of the Real Property Records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commencing at 1 1/2" pipe found for the southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 11; thence North 00 degrees 20 minutes 00 seconds East, along the East line of said section a distance of 999.66 feet to a 1 1/2" rebar set with a cap stamped "S. Wheeler RPLS 16165" thence North 89 degrees 16 minutes 16 seconds West, a distance of 210.00 feet to a 1/2" rebar, set with a cap stamped "S. Wheeler RPLS 16165" ; thence South 00 degrees 20 minutes 00 seconds West a distance of 10.00 feet to a 1/2" rebar, set with a cap stamped "S. Wheeler RPLS 16165; thence North 87 degrees 04 minutes 00 seconds West, a distance of 360.54 feet to a 1/2" rebar set with a cap stamped "S. Wheeler RPLS 16165" on the southeast right of way line of County Highway No. 43; thence South 50 degrees 16 minutes 13 seconds West, along said right of way line a distance of 44.27 feet to a 1/2" rebar set with a cap stamped "S. Wheeler RPLS 16165", for the point of beginning; thence South 87 degrees 04 minutes 00 seconds East, a distance of 172.64 feet to a 1/2" rebar, set with a cap stamped "S. Wheeler RPLS 16165"; thence South 28 degrees 33 minutes 17 seconds East, along an Oak Board fence, a distance of 224.95 feet, to a 1/2" rebar, set with a cap stamped "S. wheeler RPLS 16165"; thence South 25 degrees 45 minutes 00 seconds West, along an Oak Board fence a distance of 100.02 feet to a 1/2" rebar set with a cap stamped "S. Wheeler RPLS 16165", thence North 76 degrees 51 minutes 13 seconds West, along an Oak Board fence, a distance of 6.59 feet to a 1/2" rebar set with a cap stamped "S. Wheeler RPLS 16165"; thence South 24 degrees 40 minutes 59 seconds West, along Oak Board fence, a distance of 60.83 feet to a 1/2" rebar, set with a cap stamped "S. Wheeler RPLS" thence North 80 degrees 19 minutes 22 seconds West, along an Oak Board fence, a distance of 136.85 feet to a 1/2" rebar, set with a cap stamped "S. Wheeler RPLS 16165"; thence South 70 degrees 05 minutes 09 seconds West, along an Oak Board fence, a distance of 81.64 feet to a 1/2" rebar, set with a cap stamped "S. Wheeler RPLS 16165"; thence North 65 degrees 31 minutes 41 seconds West, a distance of 298.34 feet to a 1/2" rebar, set with a cap stamped "S. Wheeler RPLS 16165" on the southeast right of way line of County Highway No. 43; thence North 50 degrees 16 minutes, 13 seconds East along said right of way line, a distance of 359.18 feet to the point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO:

1. MINERAL AND MINING RIGHTS NOT OWNED BY GRANTORS.
2. RIGHT OF WAY TO SHELBY COUNTY AS RECORDED IN DEED BOOK 228, PAGE 297, AND DEED BOOK 228, PAGE 549.

TO HAVE AND TO HOLD unto the said GRANTEES 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 grantee 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 I do for myself and for my heirs, executors and administrators covenant with the said 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.

Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor: JAY ISBELL
Grantor's Address: 12850 HIGHWAY 43, VANDIVER, AL 35176
Grantee: MICHAEL MATHIS AND WENDY MATHIS
Grantee's Address: 251 PECAN VALLEY ROAD, CHILDERSBURG, AL 35044
Tax Parcel ID No.: 04-1-11-0-001-041.000
Purchase Price: \$85,000.00
Property Address: 12850 HWY 43, VANDIVER, AL 35176
The Purchase Price or actual value claimed in this Deed can be verified by a Settlement Statement.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 1st day of January, 2017.

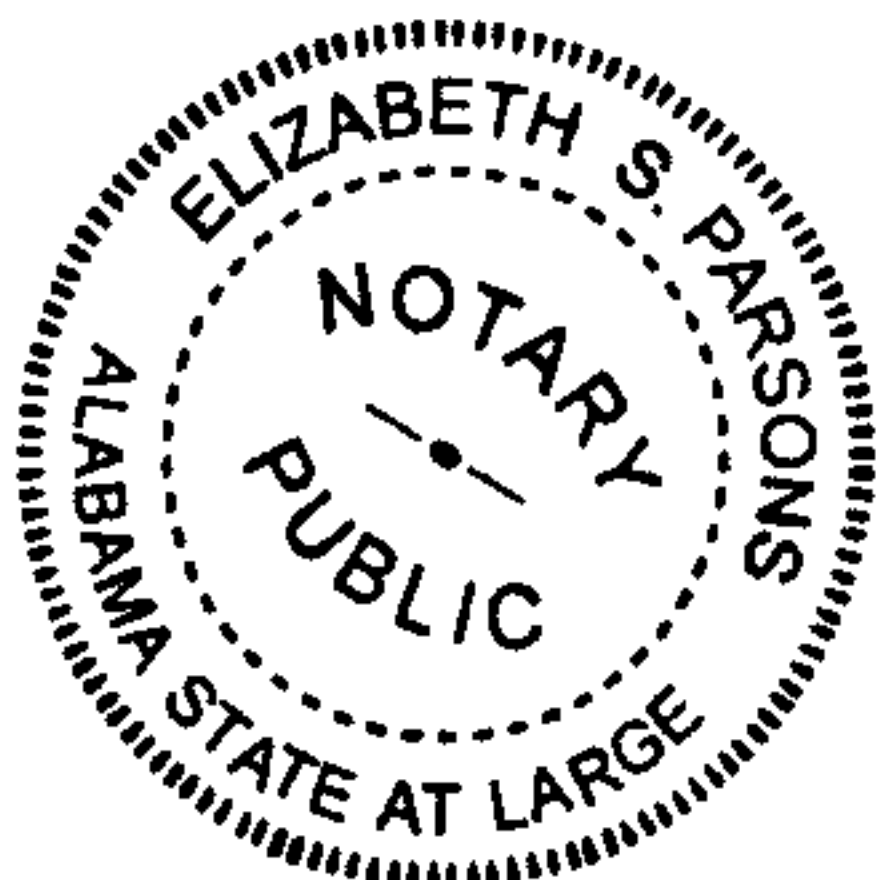
Jay Isbell
JAY ISBELL

STATE OF ALABAMA
ST. CLAIR COUNTY

20170119000023600 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JAY ISBELL, 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of January, 2017.



Elizabeth S. Parsons
Notary Public
My Commission Expires: 01/09/19