

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Marty Isbell
337 Hwy 50
Vandiver, AL

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **TWENTY TWO THOUSAND FIVE HUNDRED DOLLARS AND NO/00 DOLLARS (\$22,500.00)** and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Donald Eric Isbell, a married man and Lonnie Joe Isbell, a married man** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Marty V. Isbell and Patsy G. Isbell** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2019.
2. Easements, restrictions, rights of way, and permits of record.

Property constitutes no part of the homestead of the Grantors herein their spouses.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th day of May, 2019.

Donald Eric Isbell
Donald Eric Isbell

Lonnie Joe Isbell
Lonnie Joe Isbell

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Donald Eric Isbell and Lonnie Joe 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of May, 2019.

Joanna Dill Seal
Notary Public
My Commission Expires: 01/03/2022
JOANNA DILL SEAL
NOTARY PUBLIC
SHELBY COUNTY, ALABAMA

Shelby County, AL 05/14/2019
State of Alabama
Deed Tax: \$22.50

20190514000162290 1/2 \$40.50
Shelby Cnty Judge of Probate, AL
05/14/2019 10:50:33 AM FILED/CERT

EXHIBIT A – LEAGAL DESCRIPTION

Parcel A

A certain parcel of land lying in the SE ¼ of the SW ¼ of Section 11, Township 18 South, Range 1 East, said parcel being more particularly described as follows: Beginning at a ¾ inch pipe accepted as being the NW corner of said ¼ ¼, thence South 88°25'35" East along the accepted North line of said ¼ ¼ 214.91 feet to a 3/8 inch rebar; thence South 00°59'35" East 318.81 feet to a ½" rebar on the observed North right of way line of County Road 50; thence South 58°30'24" West along said ROW line 288.09 feet to a capped rebar at the point of intersection of said ROW line with the West line of said ¼ ¼; thence North 03°02'50" East along said West line and leaving said ROW line 475.83 feet to the point of beginning


20190514000162290 2/2 \$40.50
Shelby Cnty Judge of Probate, AL
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