

THIS INSTRUMENT PREPARED BY
BRUNSON, BARNETT & SHERRER, P.C.
8020 PARKWAY, DRIVE
LEEDS, AL 35094


20200527000210330 1/2 \$86.00
Shelby Cnty Judge of Probate, AL
05/27/2020 08:47:13 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

QUIT CLAIM DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, to **MARTY VAN. ISBELL, as Personal Representative of the Estate of MELVIN H. ISBELL, an unmarried man** (hereinafter referred to as Grantor(s)) in hand paid by **MARTY VAN ISBELL AND PATSY G. ISBELL, married** (hereinafter referred to as Grantee(s)) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the receipt whereof is hereby acknowledged, the Grantor(s) does remise, release, and convey to the said Grantee, all of its right, title, interest, and claim in or to the following described real estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Part of the East 1/2 of the NE 1/4 of SW 1/4 of Section 10, Township 18 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:

Commence at the NE corner of the East 1/2 of NE 1/4 of SW 1/4 of Section 10, Township 18 South, Range 1 East; thence South along the East line of said E 1/2 of said 1/4 1/4 Section 91.58 feet to the point of beginning of parcel herein described; thence continue along the last named course 592.65 feet; thence 90 degrees 31 minutes 28 seconds to the right 663.50 feet to the West line of said E 1/2 of said 1/4 1/4 Section; thence 89 degrees 13 minutes 02 seconds to the right along said West line 631.56 feet to the Southerly right of way of Central of Georgia Railroad, said point being on a curve to the right having a central angle of 43 degrees 18 minutes 11 seconds a radius of 905.02 feet; thence 72 degrees 28 minutes 08 seconds to the right (angle measured to tangent of said curve), along the arc of said curve and said right of way 684.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Also a 30.00 foot easement, described as follows:

Commence at the NE corner of the E 1/2 of NE 1/4 of SW 1/4 of Section 10, Township 18 South, Range 1 East; thence South along the East line of said E 1/2 of said 1/4 1/4 Section 684.23 feet to the point of beginning of said 30.00 foot easement; thence continue along the last named course 612.64 feet to the center line of County Road No. 491; thence 63 degrees 24 minutes 38 seconds to the right along said center line 33.55 feet; thence 116 degrees 35 minutes 22 seconds to the right 627.93 feet; thence 90 degrees 31 minutes 28 seconds to the right 30.00 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

- (1) Ad Valorem taxes for the current and subsequent years.
- (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
- (3) Mineral and mining rights of record, if any.

INTENDING TO CONVEY INTEREST IN THE PROPERTY AS IDENTIFIED IN PARCEL #04-2-10-0-001-015.002 AND INSTRUMENT #1996-12697 ON April 18, 1996, SHELBY COUNTY, STATE OF ALABAMA.

TITLE DESCRIPTION PROVIDED BY SELLER - NOT SEARCHED, NO SURVEY.

TOTAL MARKET VALUE: SIXTY THOUSAND, NINE HUNDRED AND FORTY DOLLARS
(\$60,940.00)

TO HAVE AND TO HOLD to the said **MARTY VAN ISBELL AND PATSY G. ISBELL** 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 Grantee(s) herein), in the event one Grantee(s) herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee(s), and if one Grantee(s) does not survive the other, then the heirs and assigns of the Grantee(s) herein shall take as tenants in common.

IN WITNESS WHEREOF, the said **MARTY VAN ISBELL**, as **personal representative of the Estate of MELVIN H. ISBELL** has caused this Quit Claim Deed to be executed, on this the 6th day of May, 2020.

GRANTOR:

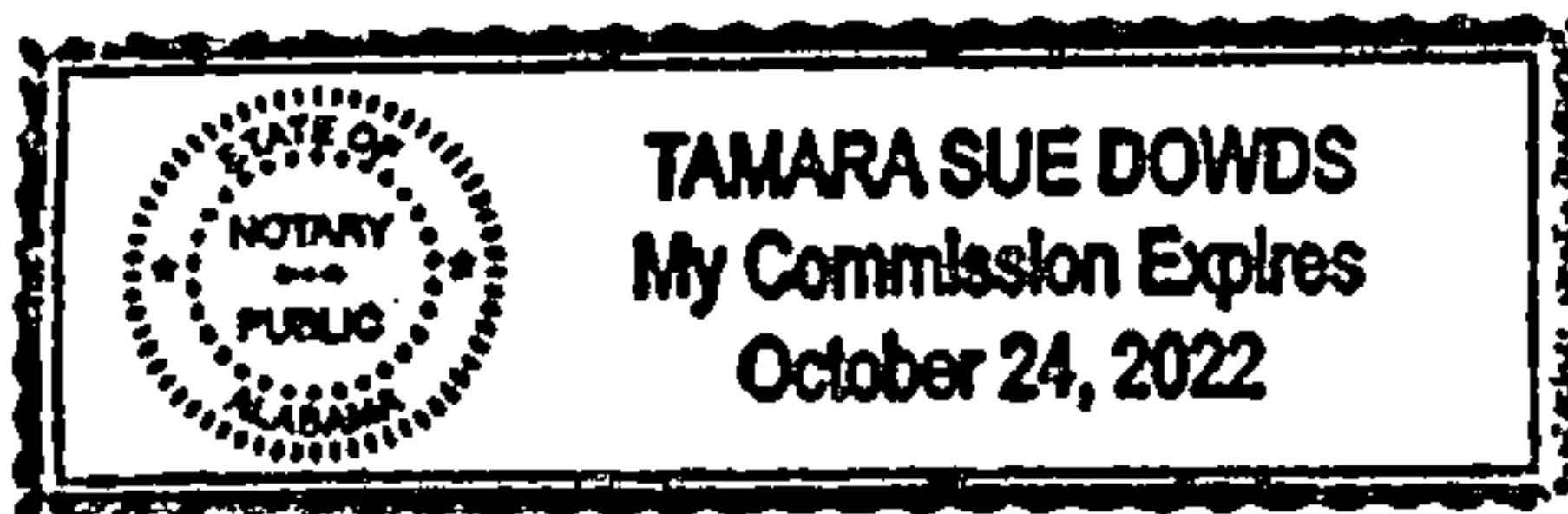
Marty Van Isbell
**Marty Van Isbell, Personal Representative of the
Estate of Melvin H. Isbell**

STATE OF ALABAMA)
COUNTY OF JEFFERSON)


20200527000210330 2/2 \$86.00
Shelby Cnty Judge of Probate, AL
05/27/2020 08:47:13 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Marty Van Isbell**, whose name is signed to the foregoing conveyance, in said capacity, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, with full authority to do so, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the 6th day of May, 2020.



Tamara Sue Dowds
NOTARY PUBLIC
My Commission Expires: 10/24/22

GRANTOR(S)' ADDRESS:
337 Hwy 50
Vandiver, AL 35176

PROPERTY ADDRESS:
No 911 Address

GRANTEE(S)' ADDRESS:
337 Hwy 50
Vandiver, AL 35176

SEND TAX NOTICE TO:
Marty and Patsy Isbell
337 Hwy 50
Vandiver, AL 35176

Shelby County, AL 05/27/2020
State of Alabama
Deed Tax: \$61.00