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## WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA                   )  
SHELBY COUNTY                     )       KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN Dollars (\$10.00) and other consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Heirs at Law of Jerry Isbell, Heirs at Law are Johnny Lynn Isbell, a married man, and David Dewayne Isbell, an unmarried man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Staci Janine Miller, a married woman, and her husband, Edward DeWayne Dawson** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

**This property does not constitute the homestead of the grantor, Johnny Lynn Isbell, or his spouse.**

**Land in Shelby County, Alabama, commencing at the SE corner of NE 1/4 of the NW 1/4 Section 11, Township 18 South, Range 1 East and run West along the South line of the said 1/4-1/4 for 47.62'; thence right 90 deg. 15' 21" for 50.4' to the North right of way of Shelby County Highway 480 and the Point of beginning; thence left 90 deg. 33' 05 " and run West along the said North right of way for 247.18'; thence right 90 deg. 33' 05" and run North for 315.11'; thence right 89 deg. 44' 39" and run East for 247.17'; thence right 90 deg. 15' 21" and run South 313.84' returning to the point of beginning / Containing 1.78 acres, more or less. According to the survey of Chester A. Harris, P.L.S., Harris Surveying & Mapping, LLC, Ala. Reg. No. 20356, dated May 22, 2010.**

**Being the same property conveyed to Jerry Joe Isbell and wife, Louise Isbell, by Warranty Deed from Ronnie C. Weldon, an unmarried woman, dated July 21, 2010, of record in Instrument No. 20100721000232510, Probated Judge's Office for Shelby County, Alabama. Jerry Joe Isbell died on August 17, 2025.**

TO HAVE AND TO HOLD to 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

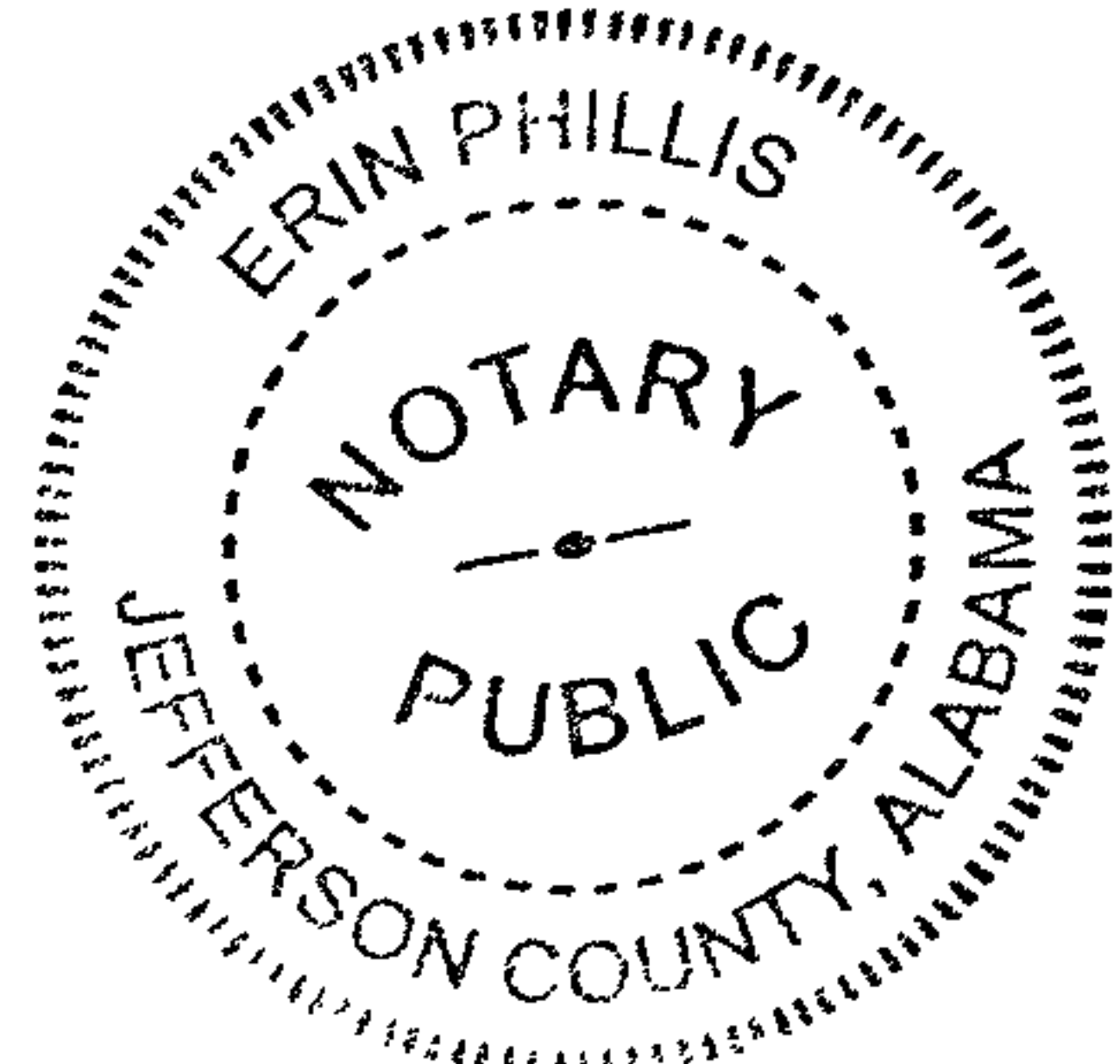
**Property Address: 631 Hwy 480, Vandiver, AL 35176**



IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 10 day of Nov, 2025

Johnny Lynn Isbell  
Johnny Lynn Isbell

David Dewayne Isbell  
David Dewayne Isbell



STATE OF ALABAMA )

St Clair COUNTY )

GENERAL ACKNOWLEDGEMENT

I, Erin Phillis, a Notary Public in and for said County, in said State, hereby certify that **Johnny Lynn Isbell**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, 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 10 day of Nov, 2025

Erin Phillis  
NOTARY PUBLIC

My Commission Expires: 10/1/28

STATE OF ALABAMA )

St Clair COUNTY )

GENERAL ACKNOWLEDGEMENT

I, Erin Phillis, a Notary Public in and for said County, in said State, hereby certify that **David Dewayne Isbell**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, 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 10 day of Nov, 2025

Erin Phillis  
NOTARY PUBLIC

My Commission Expires: 10/1/28

THIS INSTRUMENT PREPARED BY  
FREEMAN FITE  
THE FITE LAW FIRM, LLC  
Post Office Box 368  
Anniston, Alabama 36202  
Phone: 256-231-9330

