

20131104000433380 1/5 \$27.00
Shelby Cnty Judge of Probate: AL
11/04/2013 10:58:00 AM FILED/CERT

Recording requested by: Penny Isbell

Space above reserved for use by Recorder's Office

When recorded, mail to:

Document prepared by:

Name: Penny Isbell

Name: Penny Isbell

Address: 1785 Rivercrest Dr.

Address: 1785 Rivercrest Dr.

City/State/Zip: Vincent, AL 35178

City/State/Zip: Vincent, AL 35178

Property Tax Parcel/Account Number: 05 3 05 0 000 005.000

Quitclaim Deed

This Quitclaim Deed is made on July 29, 2011, between
Melvin W. Brack, Grantor, of 176 Lakeview Dr.
Sterrett, City of AL,
and Penny Isbell, Grantee, of 176 Lakeview Dr.
Sterrett, City of AL.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 176 Lakeview Dr.
Sterrett, City of AL.

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

Taxes for the tax year of 2011 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: July 29, 2009

Melvin W Brooks
Signature of Grantor

Melvin W Brooks
Name of Grantor

Mary Self
Signature of Witness #1

Mary Self
Printed Name of Witness #1

Warren Dumas
Signature of Witness #2

Warren Dumas
Printed Name of Witness #2

State of Alabama County of Shelby
On _____, the Grantor, _____,

personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Notary Signature

Notary Public,

In and for the County of _____ State of _____

My commission expires: _____ Seal

Send all tax statements to Grantee.



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Quitclaim Deed Pg.2 (11-12)

December 28, 2009

I Melvin Wilbert Brooks, being of sound mind and body declare this as my last will and testament. Upon my death the residence and contents and property at 176 Lakeview Drive Sterrett AL is to be bequeathed to my daughter Penny Lee Isbell [REDACTED]. My son Robert Nelson Brooks may reside at above said residence as long as he continues to finance his share of bills, utilities, etc., and to Penny Isbell's discretion. To my son Robert Nelson Brooks I bequeath the handmade gun cabinet that is located at above said residence. To my other children; Elizabeth Smith, Ada Bell Brooks, Nancy Brooks, and Billy Brooks; I hereby bequeath the amount of \$10.00 USD per child.

Melvin Wilbert Brooks

Signed this Day

12/23/09
Melvin N. Brooks

Witness

John Porter III

Witness

Charlotte Portridge

Kenny Bullock

Jeanne Portridge

My Commission expires October 26, 2013



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These send Back
JUN 28 2000
BRANDEE FUNDHEN 9842
Policy # AA36044856-0

Form 1-1-17 Rev., 1962

This deed was prepared by: Vernon N. Schmitt, Attorney, P. O. Box 521, Leeds, Ala.
QUITCLAIM DEED - Lawyers Title Insurance Corp. - Birmingham, Alabama 3509

STATE OF ALABAMA, SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of
ONE DOLLAR (\$1.00)-----

in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the under-
signed Embry Lee Brooks and husband, Melvin Wilbert Brooks

hereby remises, releases, quit claims, grants, sells, and conveys to
Melvin Wilbert Brooks

(hereinafter called Grantee), all their right, title, interest and claim in or to the fol-
lowing described real estate, situated in Shelby County, Alabama, to-wit:

One-half (1/2) acre taken from the below described property:

The N 1/2 of the SW 1/4 of Section 5, Township 18, Range 2 East,
containing 80 acres, more or less. The one-half (1/2) acre being
more particularly described, as follows: Start at the SE corner
of the said 80 acres and run West parallel with south boundary
line of said 80 acres 300 feet for a point of beginning; thence
run West parallel with said boundary line 210 feet; thence run North
105 feet; thence run East 210 feet; thence run South 105 feet back
to the point of beginning.

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STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
INSTRUMENT WAS FILED
1972 JUN 19 AM 10:13
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. Brooks
JUDGE OF PROBATE

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under our hands and seals, this 25th day of March 1972

Witnesses:

Embry Lee Brooks (SEAL)
Embry Lee Brooks

(SEAL)
Melvin Wilbert Brooks (SEAL)
Melvin Wilbert Brooks

(SEAL)

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public

in and for said County, in said State, hereby certify that Embry Lee Brooks and
husband, Melvin Wilbert Brooks

whose names are signed to the foregoing conveyance, and who are known to me,
acknowledged before me on this day, that, being informed of the contents of the convey-

ance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of March 1972

Notary Public

BOOK 274 PAGE 740

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name
Mailing Address

Orville W. Brooks
176 Lakeview Dr.
Stevie #7, AL 35147

Grantee's Name
Mailing Address

Penny T. Shell
1285 Rivercrest Dr.
Vincent, AL 35128

Property Address

176 Lakeview Dr.
Stevie #7, AL 35147

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 5,370

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 11/4/2013

Print

Penny T. Shell

Sign

Penny T. Shell
(Grantor/Grantee/Owner/Agent) circle one

X Unattested

Laren Melsen
(verified by)