

Warranty Deed

I, STEVEN C. ISBELL, a married man, GRANTOR, of Jefferson County, State of Alabama, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, CONVEY AND WARRANT to:

RITA LYNN HARRISON, Trustee of the STEVEN C. ISBELL IRREVOCABLE TRUST, dated August 11, 2014

GRANTEE, whose address is 1205 Dunston Avenue, Birmingham, Alabama 35213, in fee simple, together with every contingent remainder and right of reversion, my interest in the following described real estate, situate in the County of Shelby, State of Alabama, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Alabama, to-wit:

PARCEL ONE

Commence at the Southwest corner of Section 24, Township 24 North, Range 15 East, Shelby County, Alabama, thence run Easterly along the South line of said Section a distance of 1,284.34 feet to a point; thence turn an angle of 86 degrees 15' 57" left and run Northerly a distance of 534.02 feet to a point; thence turn an angle of 32 degrees 01' 16" left and run 75.28 feet to the point of beginning of the property conveyed hereby; thence turn an angle of 90 degrees 51' 35" left and run 140.44 feet to a point; thence turn an angle of 89 degrees 46' 43" left and run 161.81 feet to a point; thence turn an angle of 139 degrees 55' 33" right and run 182.10 feet to a point; thence turn an angle of 21 degrees 30" right and run 159.25 feet to a point; thence turn an angle of 115 degrees 56' 00" right and run Easterly a distance of 317.21 feet to a point on the West edge of Lay Lake slough (Reed Creek); thence turn an angle of 60 degrees 08' 16" right and run Southeasterly along waters edge a distance of 55.52 feet to the point of beginning. Containing 1.20 acres

PARCEL TWO

That part of the South half of the SW 1/4 of the SW 1/4 of Section 24, Township 24 North, Range 15 East, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said Section 24, thence run Easterly along the South line of said Section 24, a distance of 1,284.34' to a point; thence turn an angle of 86 degrees 15 minutes 57 seconds to the left and run

Northerly a distance of 275.32' to the point of beginning of the property hereby conveyed; thence continue along last described course a distance of 258.70' to a point on the waters edge of a Reed Creek slough; thence turn an angle of 32 degrees 01 minutes 16 seconds to the left and run Northwesterly along waters edge a distance of 75.28' to a point; thence turn an angle of 90 degrees 15 minutes 35 seconds left and run Southwesterly a distance of 140.44' to a point; thence turn an angle of 89 degrees 46 minutes 43 seconds left and run Southeasterly a distance of 292.53' to the point of beginning, containing 0.60 acre.


This conveyance is subject to all mortgages, easements, rights-of-way and restrictions of record affecting said property.

TO HAVE AND TO HOLD to the GRANTEE in fee simple forever, together with every contingent remainder and right of reversion.

AND THE GRANTOR, does individually and for the heirs, executors, and administrators of the GRANTOR covenant with the GRANTEE and the heirs, executors, and administrators of the GRANTEE, that the GRANTOR is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, excepting those of record noted above; that GRANTOR has a good right to sell and convey the said premises; that the GRANTOR and the heirs, executors, and administrators of the GRANTOR shall warrant and defend the said premises to the GRANTEE and the heirs, executors and administrators of the GRANTEE forever, against the lawful claims of all persons.

WITNESS my hand on August 25, 2014.

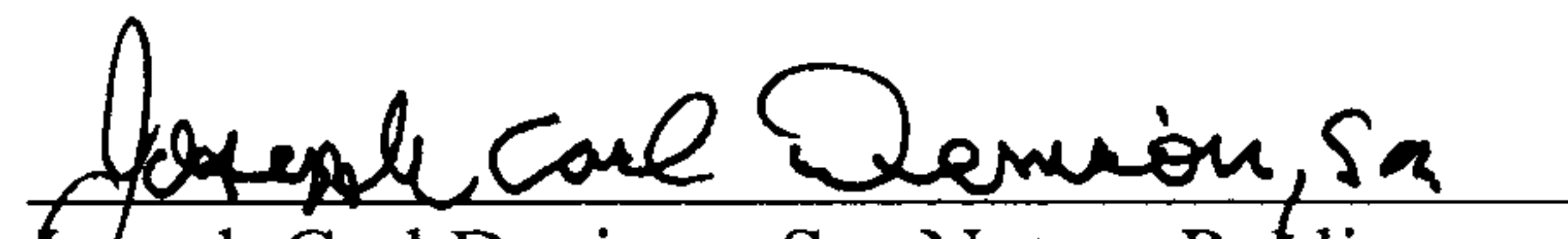

STEVEN C. ISBELL, GRANTOR


20150122000023470 2/4 \$123.00
Shelby Cnty Judge of Probate, AL
01/22/2015 10:31:34 AM FILED/CERT

STATE OF ALABAMA)
)ss.
COUNTY OF JEFFERSON)

On August 25, 2014, before me personally appeared STEVEN C. ISBELL known to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that being informed of the contents of the Deed, he executed the same as his free act and deed for the purposes and consideration herein contained.

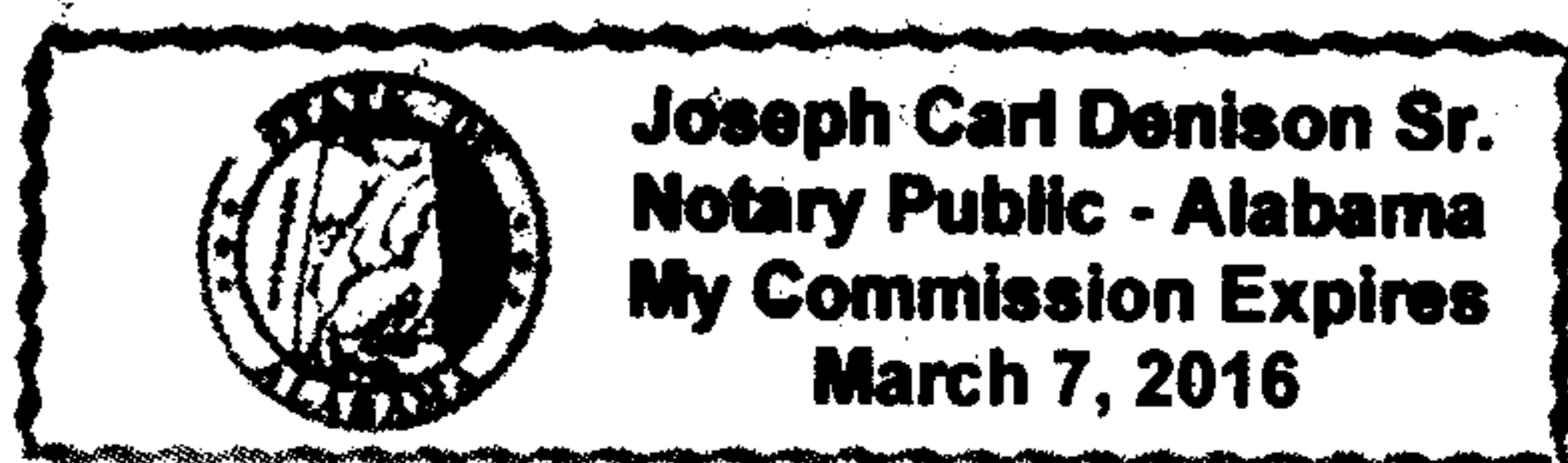
Witness my hand and official seal.




Joseph Carl Denison, Sr., Notary Public

My commission expires: March 7, 2016

Document prepared by:
Candace W. Denison
1621 Deer Tract Road
Opelika, Alabama 36801




20150122000023470 3/4 \$123.00
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Real Estate Sales Validation Form

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

Grantor's Name Steven C. Isbell
Mailing Address 1205 Dunston Ave
B'ham AL 35213

Grantee's Name Steven C Isbell Irrevocable Trust
Mailing Address 1205 Dunston Ave
B'ham, AL 35213

Property Address No Assigned
Address

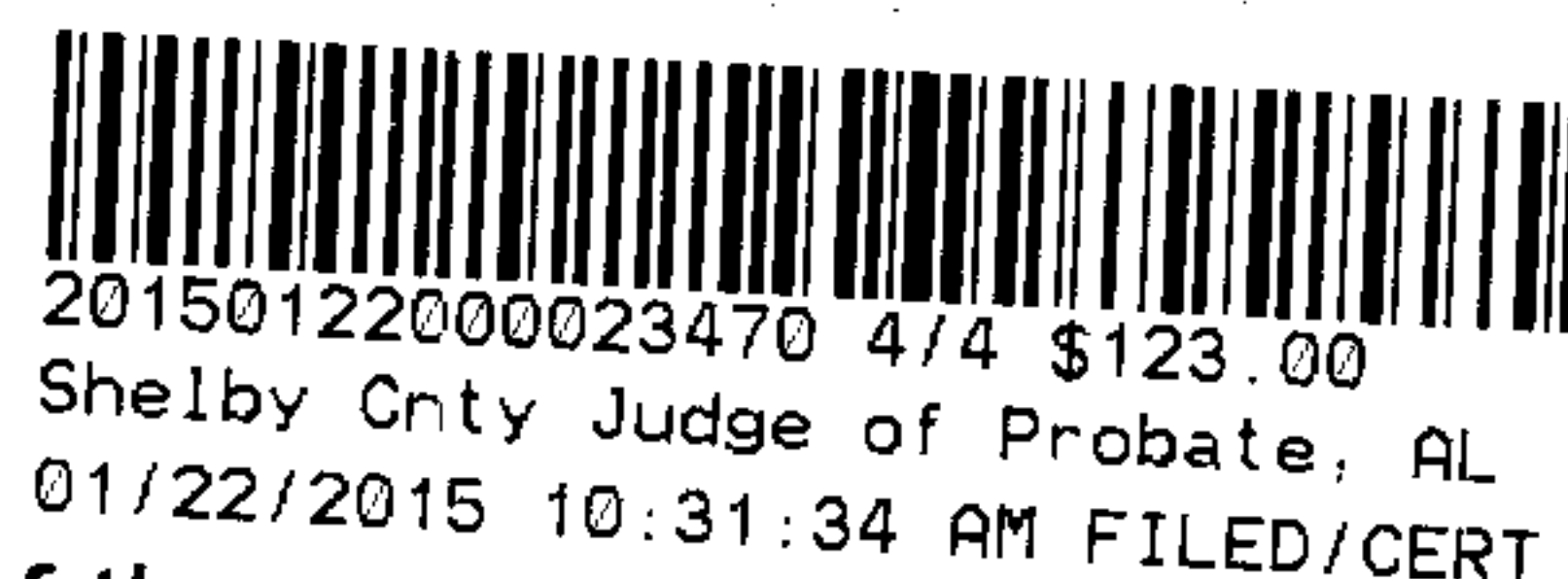
Date of Sale 8/25/14
Total Purchase Price \$
or
Actual Value \$

Assessor's Market Value \$ 100,000

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, if available.

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 1-22-15

Print Steven C Isbell

☐ Unattested
(verified by)

Sign Steven C. Isbell
(Grantor/Grantee/Owner/Agent) circle one