

THIS INSTRUMENT PREPARED BY:  
WEATHINGTON, MOORE, WEISSKOPF & HILL P.C.  
Post Office Box 310  
Moody, Alabama 35004

Send Tax Notice to:  
Jeannie Partridge  
855 Crabapple Lane  
Vandiver, Alabama 35176

**WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Dollars (\$100.00) to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Ruby J. Isbell**, an unmarried woman (hereinafter referred to as Grantor), grant, bargain, sell and convey unto **Lila Jean Partridge** and **Brenda Howard** (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1, according to the survey of the Juanita and Ruby Isbell Subdivision, situated in the NW ¼ of the SE ¼ of Section 10, Township 18 South, Range 1 East, as recorded in Map Book 43, page 65, in the Probate Office of Shelby County, Alabama.

**GRANTOR HEREBY RESERVES A LIFE ESTATE IN AND TO THE ABOVE-DESCRIBED PROPERTY.**

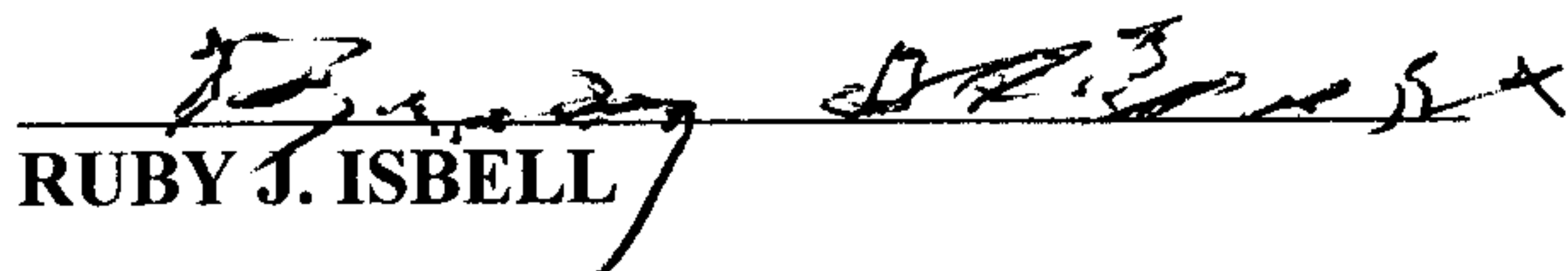
**DEED PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR TITLE INSURANCE; LEGAL DESCRIPTION FURNISHED BY GRANTOR.**


Ruby J. Isbell is the surviving Grantee of that certain deed recorded October 7, 2081, in Book 335, Page 382 in the Probate Office of Shelby County, Alabama, the other Grantee, J.T. Isbell, having died on or about February 28, 1995.

**TO HAVE AND TO HOLD** to the said Grantees, their heirs, successors and assigns forever.

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

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 31 day of March, 2013.

  
RUBY J. ISBELL

  
20130405000142320 1/3 \$112.00  
Shelby Cnty Judge of Probate, AL  
04/05/2013 04:08:38 PM FILED/CERT

Shelby County, AL 04/05/2013  
State of Alabama  
Deed Tax: \$94.00


STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Ruby J. 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 31 day of March, 2013.

  
\_\_\_\_\_  
Notary Public

My Commission expires: 3914

  
20130405000142320 2/3 \$112.00  
Shelby Cnty Judge of Probate, AL  
04/05/2013 04:08:38 PM FILED/CERT

# Real Estate Sales Validation Form

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

Grantor's Name Ruby Isbell  
Mailing Address 1488 Hwy 491  
Unadilla AL 35176

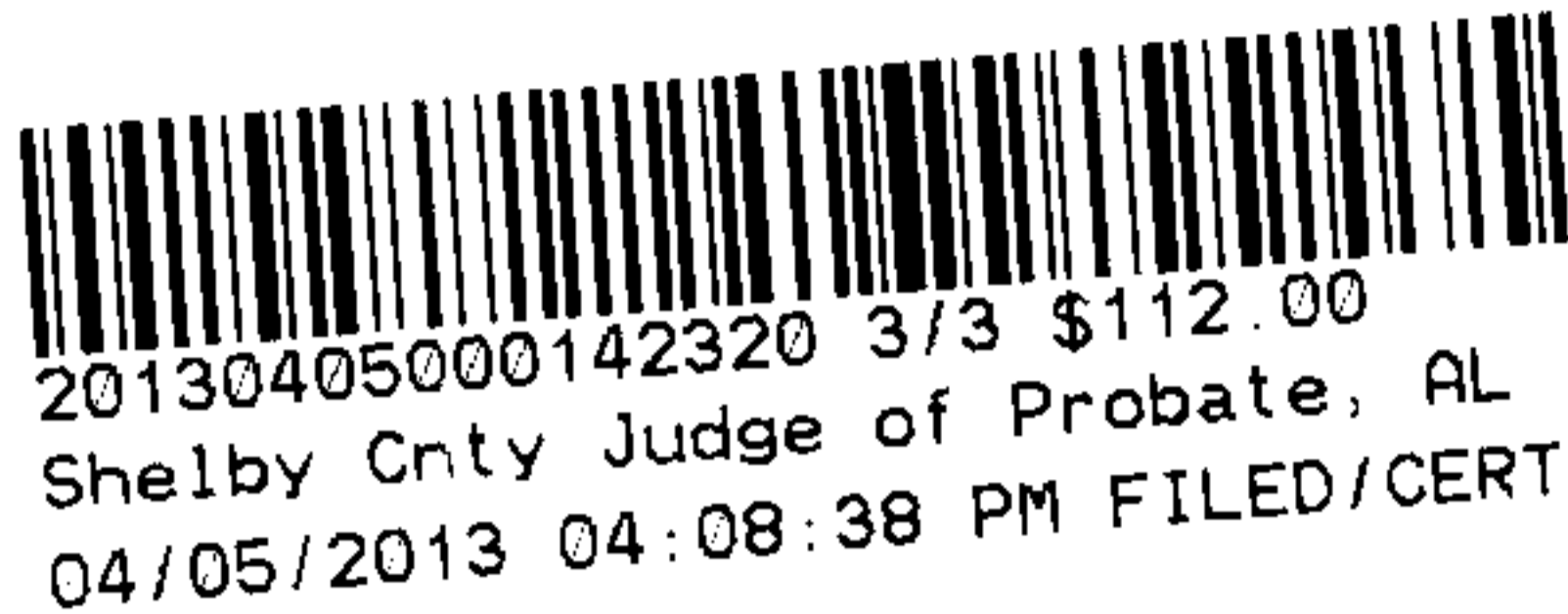
Grantee's Name Lila Jean Portridge  
Mailing Address 855 Crabapple Ln  
Unadilla AL 35176

Property Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 3/31/13  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 93,571



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 \_\_\_\_\_

Print Lila Jean Portridge

☒ Unattested

K. Melsen  
(verified by)

Sign Lila Jean Portridge

(Grantor/Grantee/Owner/Agent) circle one