

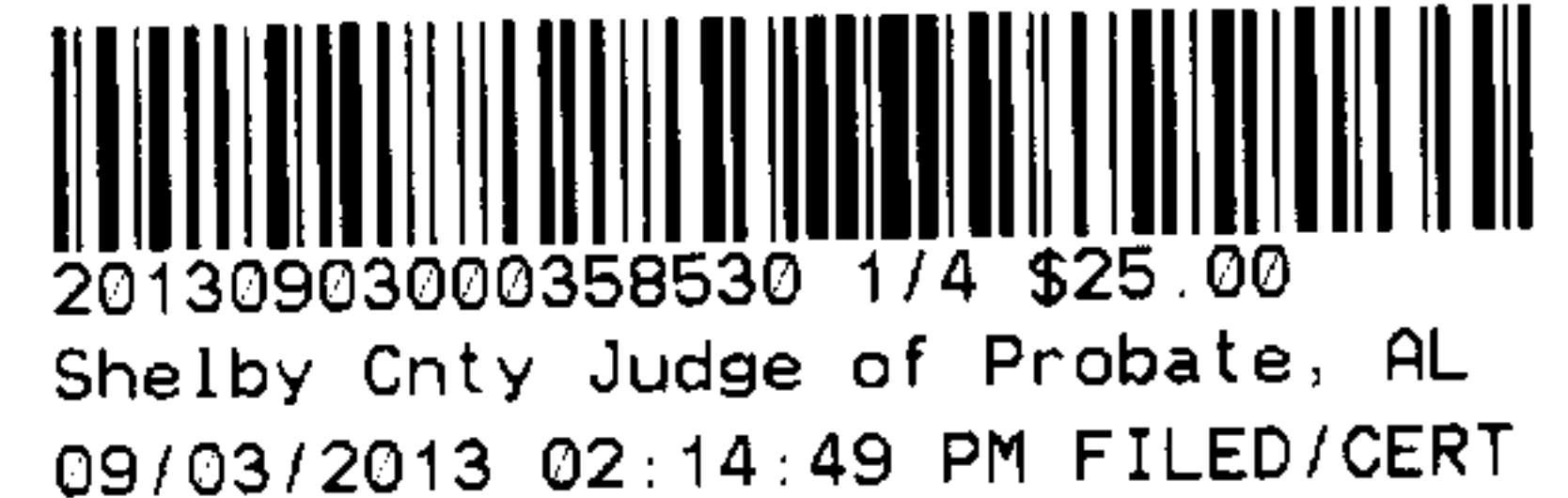
13-9607

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000

Send Tax Notice To:
DALE RAY ISBELL
CASSIE ISBELL
12236 HWY 43
VANDIVER, AL 35176

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Shelby COUNTY



KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ninety-Five Thousand and 00/100 Dollars (\$95,000.00)* to the undersigned Grantors, DAVID W. OVERTON and WIFE, PHYLLIS OVERTON, (hereinafter referred to as Grantors, whose mailing address is 12236 HWY 43, VANDIVER, AL 35176), in hand paid by the Grantees herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto DALE RAY ISBELL and CASSIE ISBELL, (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

Property address: 12236 HWY 43, VANDIVER, AL 35176

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence: Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Less and except any part of subject property lying within any road right-of-way

\$93,279.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors ha a good right to sell and convey the same as aforesaid; that Grantors will, and their heirs,

EXHIBIT "A"

Begin at the Southeast corner of Southeast $\frac{1}{4}$ of Northwest $\frac{1}{4}$ of Section 14, Township 18 South, Range 1 East; thence run West along quarter-quarter section line to Dykes Mill Road; thence run Northeast direction along Dykes Mill Road to east side of East $\frac{1}{4}$ $\frac{1}{4}$, Section line of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 11, Township 18 South, Range 1 East; thence run South along $\frac{1}{4}$ $\frac{1}{4}$, Section line to point of beginning. Situated in Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL
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executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 28th day of August, 2013.



DAVID W. OVERTON

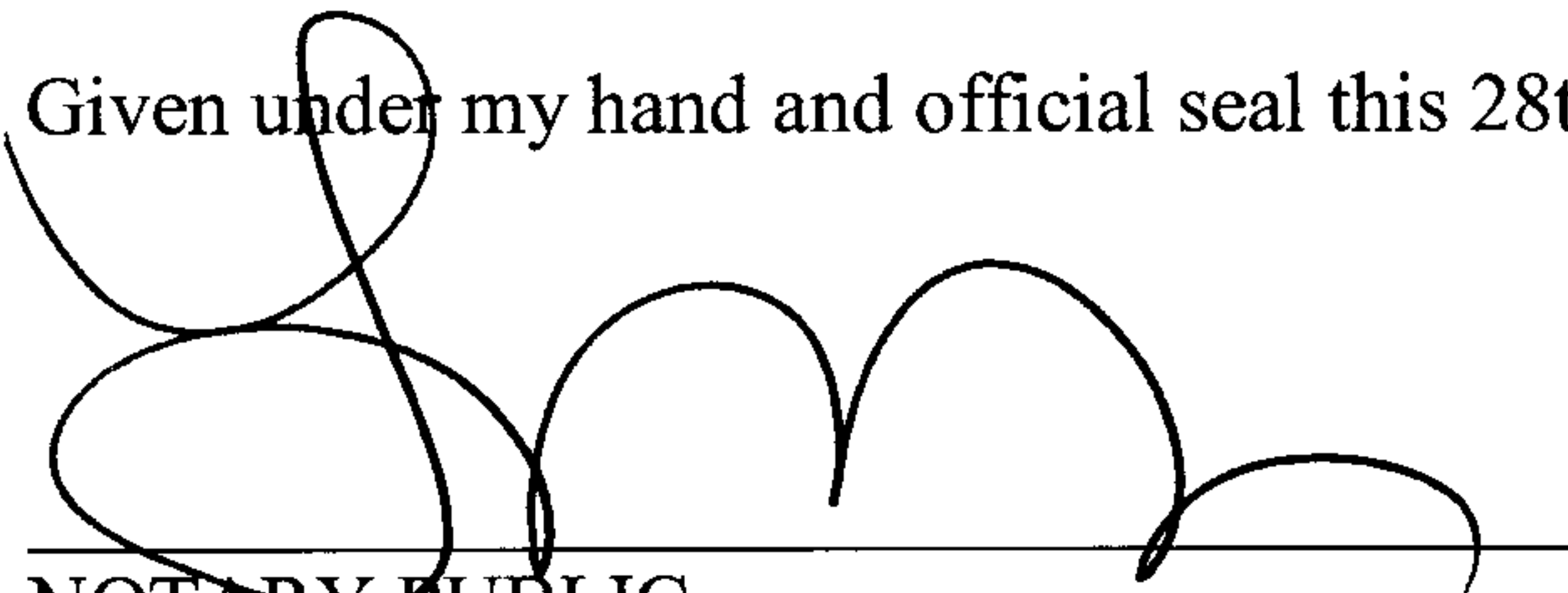


PHYLLIS OVERTON

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that DAVID W. OVERTON and WIFE, PHYLLIS OVERTON, 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 conveyance, executed the same voluntarily on the day the same bears date.

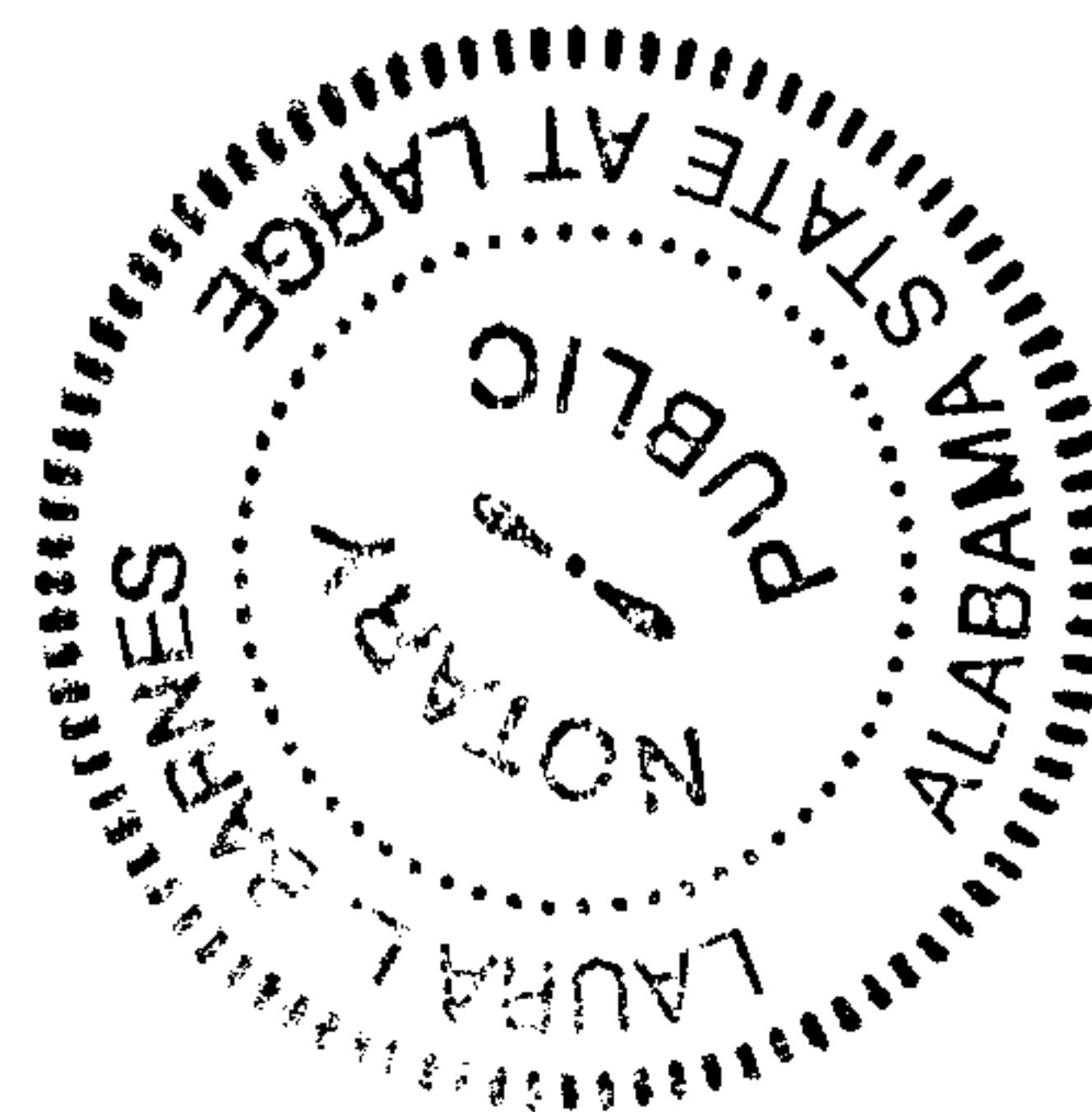
Given under my hand and official seal this 28th day of August, 2013.




NOTARY PUBLIC

My Commission Expires: _____






20130903000358530 3/4 \$25.00
Shelby Cnty Judge of Probate, AL
09/03/2013 02:14:49 PM FILED/CERT

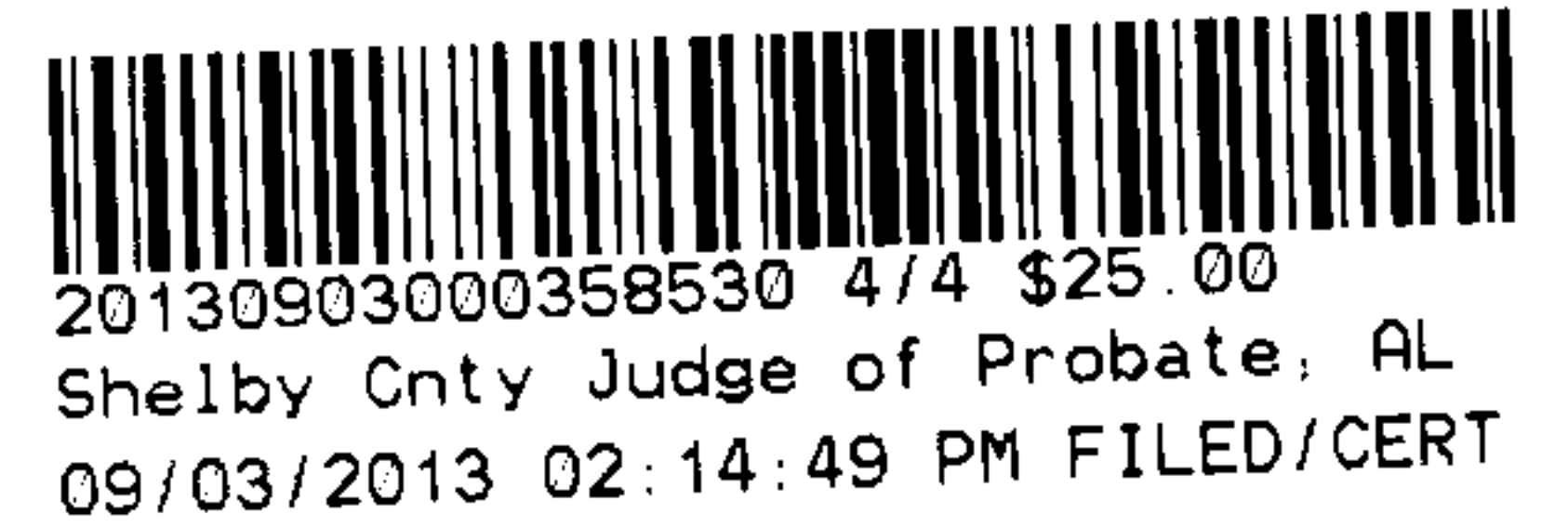
Real Estate Sales Validation Form

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

Grantor's Name	DAVID W. OVERTON and PHYLLIS OVERTON	Grantee's Name	DALE RAY ISBELL and CASSIE ISBELL
Mailing Address	12236 HWY 43 VANDIVER, AL 35176	Mailing Address	12236 HWY 43 VANDIVER, AL 35176
Property Address	12236 HWY 43 VANDIVER, AL 35176	Date of Sale	August 28th, 2013
		Total Purchase Price	\$95,000.00
		Or	
		Actual Value	\$
		Or	
		Assessor's Market Value	\$

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Closing Statement	



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	_____
Unattested	(verified by	Sign	_____
			(Grantor/Grantee/Owner/Agent) circle one