

Grantor's Name: Gary Isbell 345 Highway 474 Leeds, AL 35094 Property Address: See Exhibit "A" attached Documentary Evidence Provided: Last Will and Testament of Leacy Isbell Case # PR-2013-000610	Grantees' Names: See below Date of Sale: <u>May 23, 2014</u> Total Purchase Price: \$ <u>10.00</u> OR Current Assessor's MV: \$ _____
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THIS INSTRUMENT PREPARED BY:
Charles L. Denaburg, Esq.
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, AL 35203

SEND TAX NOTICE TO:
Raymond Isbell
34 Amos Isbell Road
Leeds, AL 35094

Delene Hyde
8430 Dunnivant Road
Leeds, AL 35094

Carol McCluskey
339 Stormy Road
Sterrett, AL 35147

Charlotte Shaner
316 Amos Isbell Road
Leeds, AL 35094

Melvin Isbell
311 Highway 474
Leeds, AL 35094

June Oakes
2575 Mimosa Road
Leeds, AL 36094

QUIT CLAIM DEED

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

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten 00/100 Dollar (\$10.00) And Other Good and Valuable Consideration to Gary Isbell, one and the same as Gary Wayne Isbell, (herein referred to as "Grantor"), a single person, in hand paid by Raymond Isbell, Delene Hyde, one and the same as Delene Weldon, Carol McCluskey, Charlotte Schanner, Melvin Isbell, and June Oakes, one and the same as June Dove, (herein referred to as "Grantees"), the receipt whereof is hereby acknowledged, I do grant, remise, quit claim and convey to the said Grantees, share and share alike, per stirpes, to be theirs absolutely, to have and to hold, in fee simple forever, all my right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO:

1. All restrictions and/or easements of record.

This deed is prepared without the benefit of title insurance or title examination at the request of the Grantor herein. No certification is made as to title.

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

IN WITNESS WHEREOF, the Grantor who has executed this conveyance, has hereto set his signature and seal, this 23 day of May, 2014.

Gary M. Isbell (SEAL)
Gary Isbell
GRANTOR

STATE OF ALABAMA)
COUNTY OF St. Clair)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Gary Isbell, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said document, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of May, 2014.

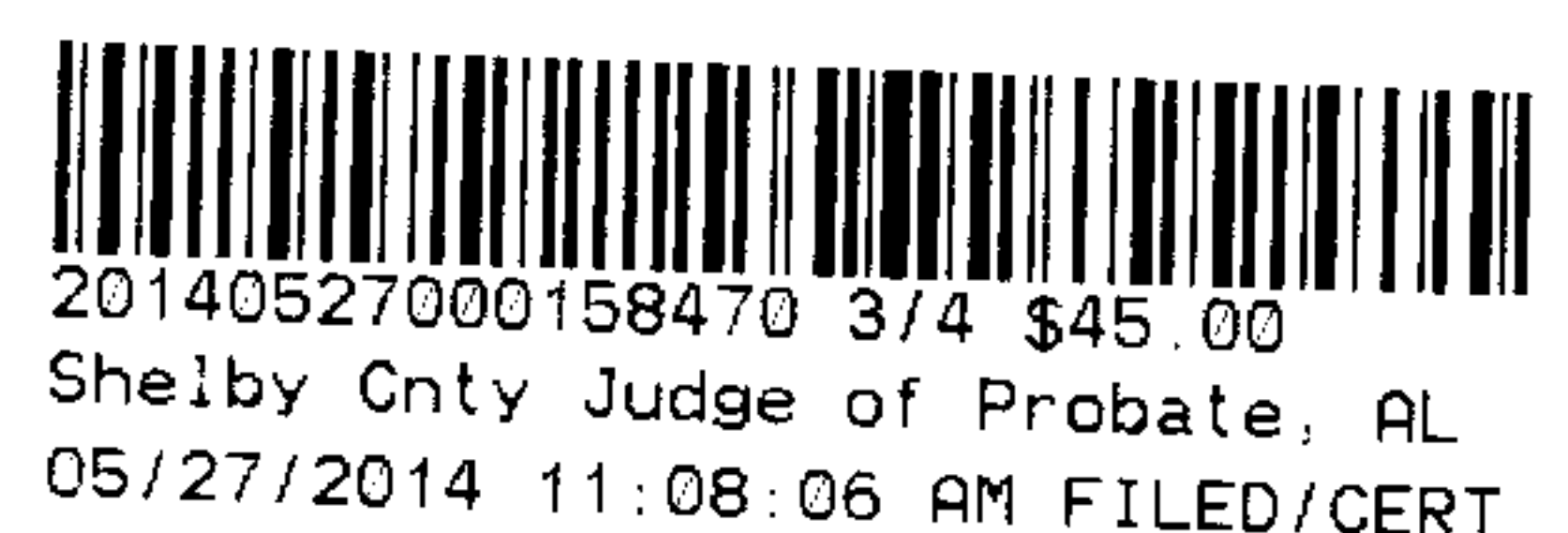
Angel Hacky
NOTARY PUBLIC
My commission expires:

My Commission Expires June 23, 2015

EXHIBIT "A"

The West 3.6 acres, more or less, in Tract 4, according to the survey of Walter W. Coleman, Jr., Registration No. 13409, dated August 6, 1987, with the West line of said parcel herein being the West line of Tract 4, and the East line of said parcel being the West boundary line of the East 11 acres in Tract 4 according to the survey of Walter W. Coleman, Jr., Registration No. 13409, dated August 6, 1987, with the East line of Tract 4, and the West line of said parcel herein being a line which is equidistant and parallel with the East line of Tract 4, and which intersects with the North and South lines of Tract 4, and with the North and South lines of said parcel herein being that part of the North and South lines of Tract 4 which connect with the East and West lines herein.

The East $\frac{1}{2}$ of Tract 2, according to the survey of Walter W. Coleman, Jr., Registration No. 13409, dated August 6, 1987, with the West line of said parcel herein being equidistant and parallel to the East line of Tract 2, and being the East Boundary line of the West $\frac{1}{2}$ of Tract 2, according to the survey of Walter W. Coleman, Jr., Registration No. 13409, dated August 6, 1987, with the East line of said parcel herein being equidistant and parallel to the West line of Tract 2, and said parcel containing approximately 7.3 acres, more or less.



Real Estate Sales Validation Form

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

Grantor's Name Gary Isbell
Mailing Address 345 Hwy 474
Leeds 35094

Property Address _____

Grantee's Name Raymond Isbell
Mailing Address Deleene Hyde
Carol McCluskey
Charlotte Shaner
Melvin Isbell
June Oakes

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 109,560
1/7 = 15,651

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 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 5/27

Print Raymond R Isbell

Sign Raymond R. Isbell

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1