

THIS INSTRUMENT PREPARED BY:

Robert B. Huie
P O Box 660199
Birmingham, AL 35266

Send Tax Notice To:

Leroy Isbell
170 Whipoorwill Rd
Vandiver, AL 35176

WARRANTY DEED
(Joint Tenants with Right of Survivorship)

State of Alabama
County of Shelby

Know All Men By These Presents:

That in consideration of Ten dollars and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we, **Leroy Isbell**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Leroy Isbell and Sonya Thomas

(herein referred to as grantees), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to wit:

Commence at the S.E. corner of N.W. 1/4 of S W. 1/4 of Section 10 Township 18 South Range 1 East; thence West along the South line of said 1/4 1/4 section 538.04 feet to the Western boundary of Tract 3; thence continue on said South line a distance of 208.67 feet; thence 127 deg 17' 37" to the right Northeasterly for a distance of 451.15 feet to the center line of a 30 foot easement, the point of beginning; thence 15 deg. 07'52" to the left Northeasterly 163.35 feet; thence 80 deg 57'02" to the right Easterly 78.54 feet; thence 44 deg 22'12" to the right Southeasterly 100.04 feet; thence 64 deg 44'29" to the right Southwesterly 182.10 feet to the center line of a 30 foot easement; thence to the right Northwesterly along the center line of the 30 foot easement 166.06 feet to the point of beginning.

Subject to easements and restrictions of record and current year Ad Valorem taxes.

TO HAVE AND TO HOLD to the said grantees as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common..

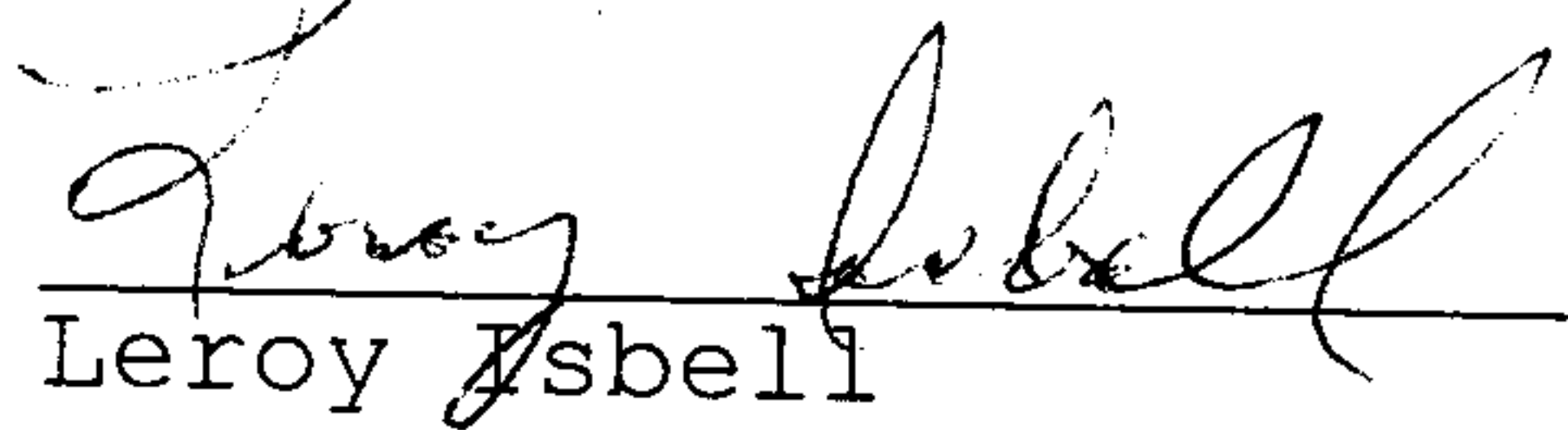
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell

Shelby County, AL 06/30/2014
State of Alabama
Deed Tax: \$7.50


20140630000197170 1/3 \$27.50
Shelby Cnty Judge of Probate, AL
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and convey the same as aforesaid; that I (we) will and my (our) heirs, 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, I have hereunto set my hand and seal this the 26 day of June 2014.


Leroy Isbell

Witness:

_____(seal)

_____(seal)

STATE OF ALABAMA
COUNTY OF JEFFERSON

I Robert B. Huie, a Notary Public in and for said County, in said State, hereby certify that Leroy Isbell whose name is signed to the foregoing warranty deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, that (he/she) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of June 2014.


Notary Public



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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 Levy Isbell Grantee's Name Sonya Thomas
Mailing Address 100 Whipoorwill Rd Mailing Address 100 Foster Rd
Vandiver AL 35126 Columbiana, AL
Property Address 208 Whipoorwill Rd. Date of Sale 6/26/14 3505/
Vandiver AL Total Purchase Price \$
35126 or
Actual Value \$
or
Assessor's Market Value \$14,330 1/2 = 7165

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ 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 6/30/14 Print Sonya Thomas
☒ Unattested Karen Melsen Sign Sonya Thomas
(verified by) (Grantor/Grantee/Owner/Agent) circle one



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Form RT-1