

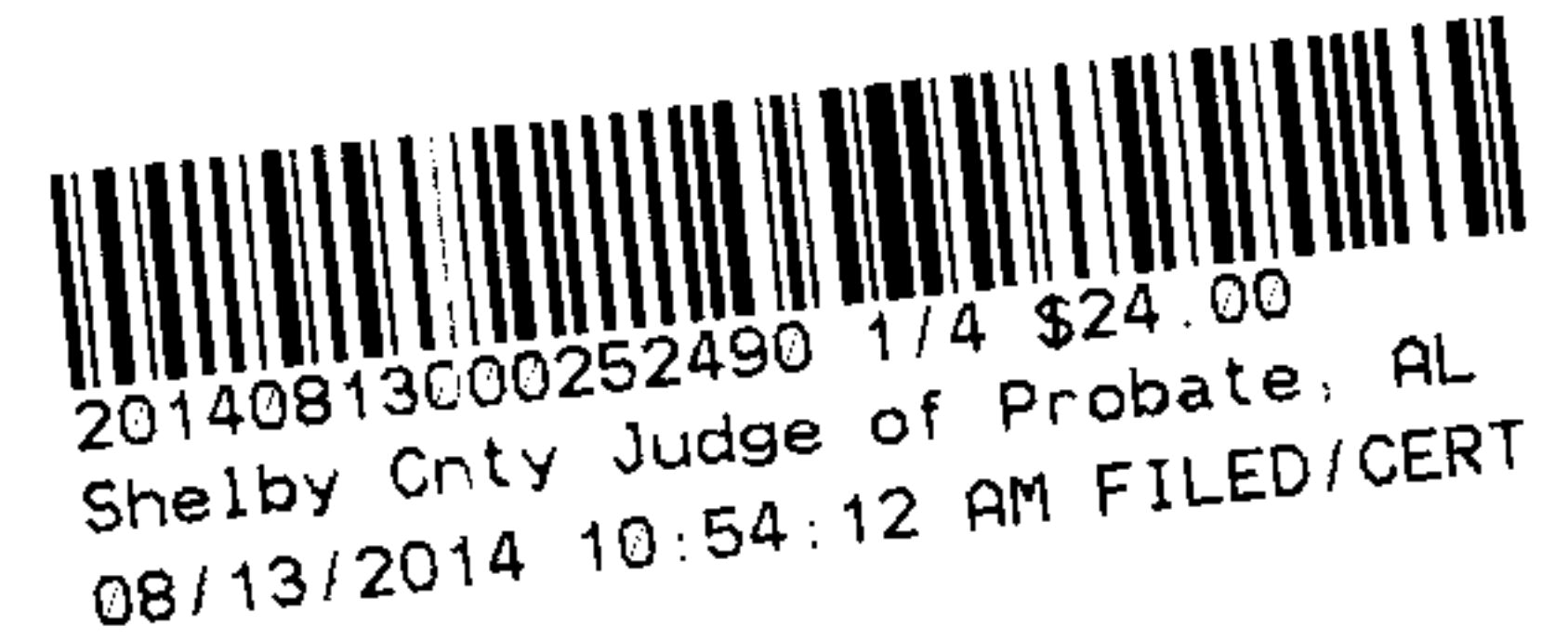
This instrument was prepared by:
John R. Martin
Najjar Denaburg, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

Send Tax Notice To:

Norma Faye Gullledge
300 Hwy 474
Leeds, AL 35094

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred and no/100 (\$100.00) Dollars to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, Norma Faye Gullledge, a married woman, and Rodger D. Isbell, an unmarried man (herein referred to as "grantors"), do hereby grant, bargain, sell and convey unto Norma Faye Gullledge (herein referred to as "grantee") the following described real estate situated in Shelby County, Alabama, to-wit:

A portion of the East 11 acres in Tract 4, according to the survey of Walter W. Colman, Jr., Registration No. 13409, dated August 6, 1987, of ISBELL ESTATES, as recorded in Map Book 11, Page 49 in the Office of Judge Probate, Shelby County, Alabama, being more particularly described as follows:

Tract 4B (The North half of the East 11 acres.)

Commence at a PK nail set being the Northwest Corner of said Tract 4; thence run South 57 degrees 46 minutes 12 seconds East along the North line of said Tract 4, for a distance of 70.46 feet to an iron pin set with a SSI cap at the point of beginning; thence continue South 57 degrees 46 minutes 12 seconds East along the North line of said Tract 4, for a distance of 222.61 feet to an iron pin set with a SSI cap at the Northeast corner of said Tract 4, also being the Northwest corner of Tract 5 in said ISBELL ESTATES; thence run South 03 degrees 57 minutes 57 seconds West along the East line of said Tract 4, also along the West line of said Tract 5, for a distance of 1,169.19 feet to an iron pin set with a SSI cap; thence run North 86 degrees 02 minutes 03 seconds West for a distance of 196.07 feet to an iron pin set with a SSI cap; thence run North 03 degrees 57 minutes 57 seconds East for a distance of 1,274.61 feet to the point of beginning. Said Tract 4B containing 5.500 Acres, more or less.

Subject to the following:

PR-2013-000610

Taxes and assessments for the year 2014

Easements, rights-of-way, restrictions, conditions and covenants of record.

This deed is prepared without the benefit of title insurance or title examination at the request of the grantors and grantee herein. No certification is made as to title. No certification is made as to easements and encroachments, if any other than the above referenced.

RECITALS

The Grantors warrant that the property herein conveyed was owned by Leacy Isbell at the time of her death on March 9, 2009 and that they received title to the subject property by virtue of a specific devise contained in Item Third (C) of the Last Will and Testament of Leacy Isbell dated November 2, 1992 which was admitted to probate by the Shelby County Probate Court Case # PR-2013-000610 on September 6, 2013 to their father, Norman Isbell, per stirpes who predeceased Leacy Isbell on July 23, 2003. The grantors are the only children of Norman Isbell and there are no children of a deceased child.

The purpose of this deed is to divide title to the 11 acres, which is held as an undivided interest by each Grantor, contained in the above specific devise in said Will and which is presently owned by the Grantors as tenants in common into two tracts owned separately by each Grantee.


No part of the subject property constitutes the homestead of grantor, Norma Faye Gulledge.


TO HAVE AND TO HOLD Unto the grantee and the heirs and assigns of the grantee forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the grantee and the grantee's heirs and assigns that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the grantee and the grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 13 day of August, 2014.

 (SEAL)
Norma Faye Gulledge

 (SEAL)
Rodger D. Isbell


20140813C00252490 2/4 \$24.00
Shelby Cnty Judge of Probate, AL
08/13/2014 10:54:12 AM FILED/CERT

STATE OF ALABAMA)
Jefferson COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Norma Faye Gullledge, a married woman, 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 13 day of August, 2014

Brytanni Hargox
Notary Public

My commission expires

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 13, 2016

STATE OF ALABAMA)
Jefferson COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rodger D. Isbell, an unmarried man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of August, 2014

Brytanni Hargox
Notary Public

My commission expires

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 13, 2016



REAL ESTATE SALES VALIDATION FORM

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

Grantor’s Name:

Norma Faye Gullledge, etal

Grantee’s Name:

Norma Faye Gullledge

Mailing Address:

300 Hwy 474
Leeds, AL 35094

Mailing Address:

300 Hwy 474
Leeds, AL 35094

Property Address:

Legal Description
Shelby County, AL

Original Date of Conveyance: August 13,
2014

Purpose of Recording: Clarify and separate title in a specific
Devise of property in decedent’s last will and testament which
would serve a devisee’s deed. Estate of Leacy Isbell, dec’d

Affidavit of Exception

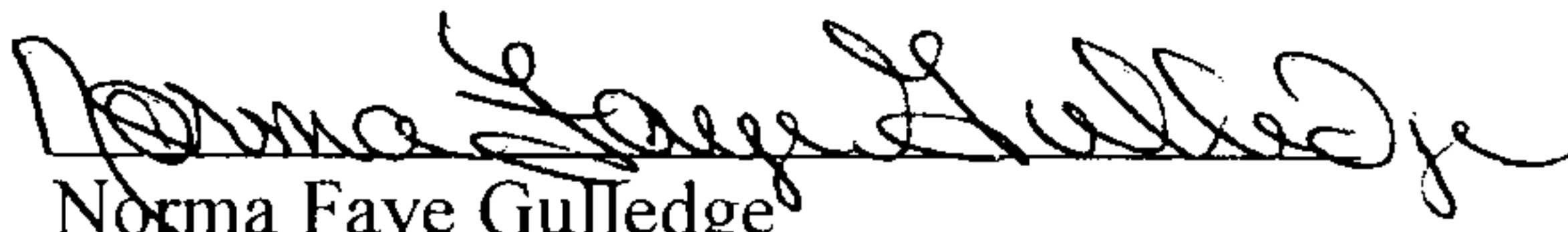
Mark the appropriate situation upon which an exception is based.

When transfer of title to real estate or affidavit of equitable interest in real estate is made:

- ☐ Transfer of mortgage on real or personal property within this state upon which the mortgage tax has been paid.
- ☒ Deeds or instruments executed for a nominal consideration for the purpose of perfecting the title to real estate.
- ☐ Re-recording of corrected mortgage, deed, or instrument executed for the purpose of perfecting the title to real estate or personal property, specifically, but not limited to, corrections of maturity dates thereof, and deeds and other instruments or conveyances, executed prior to October, 1923.
- ☐ Instrument conveying only leasehold easement, or licenses or the recordation of copies of instruments evidencing original transfers of title to land by the United States or the State of Alabama.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date: August 13, 2014

Sign: 
Norma Faye Gullledge
(Grantee)

