

This instrument was prepared without
benefit of title evidence or survey by:

Grantee's address:
215 Highway 474
Leeds, Alabama 35094

Joshua D. Arnold
P.O. Box 587, Columbiana, Alabama 35051

WARRANTY DEED

Shelby County, AL 09/19/2014
State of Alabama
Deed Tax: \$58.00

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Margie Dean Isbell, a single woman (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Regina Lee Guyton and Lamar Earl Isbell (herein referred to as GRANTEE, whether one or more) all of my right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

Parcel 1

Commence at the NW corner of NE 1/4 of NW 1/4, Section 3, Township 18 South, Range 1 East; thence run South along the West line of said 1/4 1/4 Section a distance of 315.00 feet to point of beginning; thence continue along said West line a distance of 315.00 feet; thence turn an angle of 88 deg. 34 min. 15 sec. to the left and run a distance of 255.00 feet; thence turn an angle of 91 deg. 25 min. 45 sec. to the left and run a distance of 315.00 feet; thence turn an angle of 88 deg. 34 min. 15 sec. to the left and run a distance of 255.00 feet to a point on the West line of said 1/4 1/4 Section and the point of beginning. Situated in the NE 1/4 of NW 1/4, Section 3, Township 18 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama, and containing 1.84 acres.

Parcel 2

Begin at the NW corner of NE 1/4 of NW 1/4, Section 3, Township 18 South, Range 1 East; thence run East along the North line of said 1/4 1/4 Section a distance of 255.00 feet; thence turn an angle of 88 deg. 34 min. 15 sec. to the right and run a distance of 315.00 feet; thence turn an angle of 91 deg. 25 min. 45 sec. to the right and run a distance of 255.00 feet to a point on the West line of the NE 1/4 of NW 1/4, Section 3; thence turn an angle of 88 deg. 34 min. 15 sec. to the right and run along said West line a distance of 315.00 feet to the point of beginning. Situated in the NE 1/4 of NW 1/4, Section 3, Township 18 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama, and containing 1.84 acres.

According to survey of Frank W. Wheeler, Registered Land Surveyor, dated August 20, 1974.

Subject to easements and rights of way of record.

Parcel 3

Commence at the Northwest corner of the NE 1/4 of the NW 1/4, Section 3, Township 18 South, Range 1 East; thence run East along the North line of said quarter-quarter section a distance of 255.00 feet to the point of beginning; thence continue along said North line a distance of 203.39 feet to a point on the South right of way line of a gravel county road; thence turn an angle of 26 deg. 44 min. 56 sec. to the right and run along said road right of way a distance of 7.40 feet; thence turn an angle of 61 deg. 49 min. 19 sec. to the right and run a distance of 311.67 feet; thence turn an angle of 91 deg. 25 min. 45 sec. to the right and run a distance of 210.00 feet; thence turn an angle of 88 deg. 34 min. 15 sec. to the right and run a distance of 315.00 feet to a point on the North line of said NE 1/4 of the NW 1/4, Section 3 and the point of beginning. Situated in the NE 1/4 of the NW 1/4, Section 3, Township 18 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama, and containing 1.51 acres, according to survey of Frank W. Wheeler, Registered Land Surveyor, dated August 20, 1974.

Subject to easements and rights of way of record.

Parcel 4

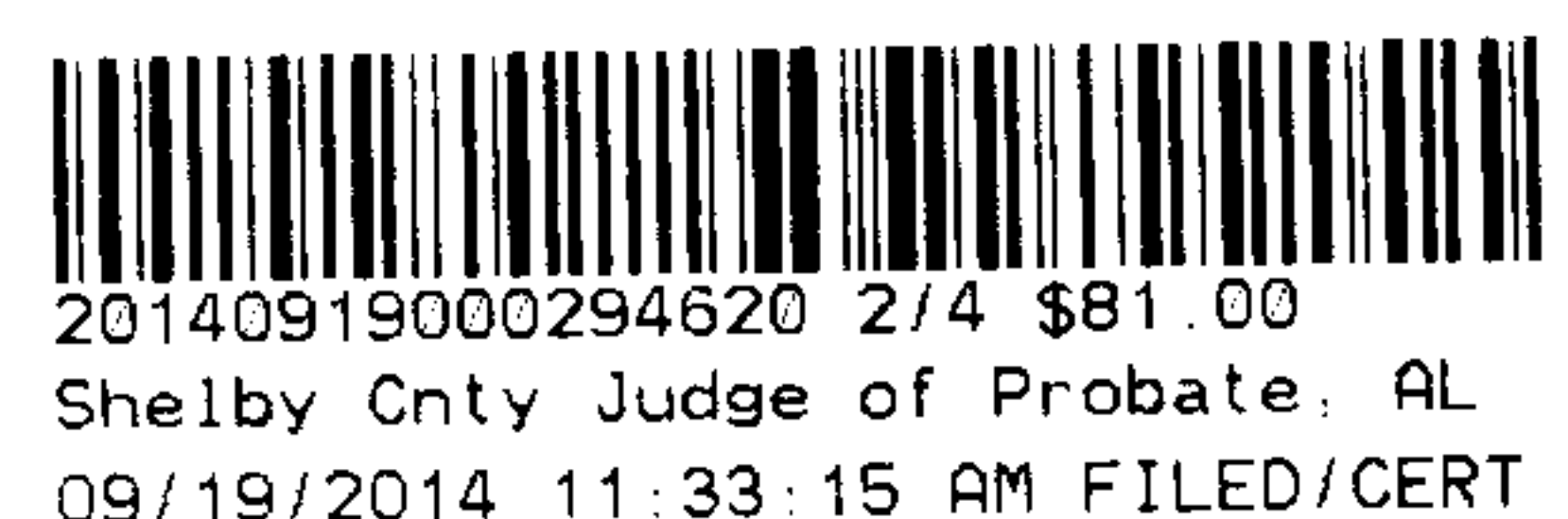
The West ½ of Tract 2, according to the survey of Walter W. Colman, Jr., Registration No. 13409, dated August 6, 1987, of ISBELL ESTATES, as recorded in Map Book 11, Page 49 in the Office of Judge Probate, Shelby County, Alabama, being more particularly described as follows:

Begin at a rebar found being the Northwest Corner of said Tract 2; thence run South 84 degrees 59 minutes 02 seconds East along the North line of said Tract 2, for a distance of 130.30 feet to an iron pin set with a SSI cap; thence run South 04 degrees 00 minutes 41 seconds West for a distance of 2,432.57 feet to an iron pin set with a SSI cap on the South line of said Tract 2; thence run North 83 degrees 03 minutes 44 seconds West along the South line of said Tract 2, for a distance of 132.13 feet to a rebar found at the Southwest corner of said Tract 2, also being the Southeast corner of Tract 1 in said ISBELL ESTATES; thence run North 04 degrees 03 minutes 04 seconds East along the West line of said Tract 2, also along the East line of said Tract 1, for a distance of 2,428.11 feet to the point of beginning. Said Tract 2A containing 7.316 Acres, more or less.

The GRANTOR herein reserves a life estate in the above described property.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey



the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal,
this the 19 day of Sept, 2014

Margie Dean Isbell
Margie Dean Isbell

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Margie Dean 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 the 19TH day of SEPTEMBER,
2014.

John D. Isbell
Notary Public

20140919000294620 3/4 \$81.00
Shelby Cnty Judge of Probate, AL
09/19/2014 11:33:15 AM 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 MARGIE DEAN ISBELL
Mailing Address 261 HWY 474
LEWIS, AL 35094

Grantee's Name REBNA GUYTON LAMAR ISBELL
Mailing Address ATTN: REBNA GUYTON
215 HWY 474
LEWIS, AL 35094

Property Address 261 HWY 474
LEWIS, AL 35094

Date of Sale 09-19-2014
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 57,955.00

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 TAX ASSESSOR FMV

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

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 09-19-2014

Print Margie Dean Isbell

Sign Margie Dean Isbell

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1