

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244
(NO TITLE EXAMINATION PROVIDED)

SEND TAX NOTICE TO:
Danny N. Isbell, Jr. and Lesia Isbell
1625 Deer Springs Road
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)


20140923000299020 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
09/23/2014 02:46:59 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Fifty-Two Thousand and No/100 Dollars (\$52,000.00), and other good and valuable consideration, paid to the undersigned grantor, Janie Marie LeBouef, an unmarried woman (“Grantor”), by Danny N. Isbell, Jr. and Lesia Isbell (“Grantees”), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama (the "Premises"), to-wit:

Lot 24, according to the Map of Deer Springs Estates, First Addition, as recorded in Map Book 5, Page 55, in the Probate Office of Shelby County, Alabama, together with all the buildings and improvements thereon and attached thereto.

SUBJECT TO: (1) Current taxes; (2) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Deed Book 295, at Page 452, in the Probate Office of Shelby County, Alabama; (3) Existing easements, restrictions, set-back lines, rights of way, and limitations, if any, whether or not of public record.

\$50,000.00 of the purchase price recited herein was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the 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 Grantor does for herself, her heirs and assigns, covenant with Grantees, their heirs and assigns, that she is lawfully seized in fee simple of the Premises; that the Premises are free from all encumbrances, except as noted above; that Grantor has a good right to sell and convey the

Shelby County, AL 09/23/2014
State of Alabama
Deed Tax: \$2.00

Premises as aforesaid; that Grantor will, and her heirs and assigns shall, warrant and defend the same to the Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 19th day of September, 2014.

WITNESS:

Ann Marshall
Janie Marie LeBouef
Janie Marie LeBouef

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Janie Marie LeBouef, an unmarried woman, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 19th day of September, 2014.

Ann P. Marshall
Notary Public

My Commission Expires: 3/7/2015

Real Estate Sales Validation Form

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

Grantor's Name Janie Marie LeBouef
Mailing Address 480 North Service Road
Raceland, LA 70394

Grantee's Name Danny J. Isbell, Jr.
Mailing Address Lesia Isbell
1625 Deer Springs Road
Pelham, AL 35124

Property Address 1448 Kelly Drive
Pelham, AL 35124

Date of Sale 9/19/2014

Total Purchase Price \$ \$52,000.00

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)

☐ 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

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 9/19/2014

Print Janie Marie LeBouef

Unattested

Sign

Janie Marie LeBouef
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1