


THIS INSTRUMENT PREPARED BY:
John R. Martin
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, AL 35203

SEND TAX NOTICE TO:
Delene Hyde
8430 Dunnavant Road
Leeds, AL 35094

WARRANTY DEED


20141031000344230 1/9 \$45.00
Shelby Cnty Judge of Probate, AL
10/31/2014 01:31:51 PM FILED/CERT

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 Raymond Isbell, a married man, Delene Hyde, one and the same as Delene Weldon, a married woman, Carol McCluskey, a married woman, Charlotte Schaner, a single woman, Melvin Isbell, a single man, and June Oakes, one and the same as June Dove, a married woman (herein referred to as "Grantors"), in hand paid by Delene Hyde, (herein referred to as "Grantee"), the receipt whereof is hereby acknowledged, we do grant, bargain, sell and convey to the said Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Taxes and assessments for the current tax year 2014, not yet due and payable.
2. All restrictions, rights-of-way, conditions, covenants, and/or easements of record.

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

No part of the subject property constitutes the homestead of the Grantors or their spouses.

The purpose of this deed is to divide title to the East ½ of Tract 2 and West 3.6 acres in Tract 4, which are held as an undivided interest by each Grantor, contained in the specific devise in Item Three (D) 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 and which is presently owned by the Grantors as tenants in common.

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns, forever.

And said GRANTORS do for themselves, their heirs and assigns, covenant with said GRANTEE, her heirs and assigns, that they are lawfully seized in fee simple of said premises; that she is free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, that they will and their heirs and assigns shall warrant and defend the same to the said GRANTEE, her heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors who have executed this conveyance, have hereto set his signature and seal, this 14th day of September, 2014.


Raymond R. Isbell (SEAL)
Raymond Isbell
GRANTOR

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Raymond 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 14th day of September, 2014.

Jilisa D Parker
NOTARY PUBLIC
My commission expires: 3-21-17


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IN WITNESS WHEREOF, the Grantors who have executed this conveyance, have hereto set her signature and seal, this 14th day of September, 2014.


Delene Hyde (SEAL)
Delene Hyde
GRANTOR

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Delene Hyde, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of September, 2014.

Jillia D Parker
NOTARY PUBLIC
My commission expires: 3-21-17


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IN WITNESS WHEREOF, the Grantors who have executed this conveyance, have hereto set her signature and seal, this 14th day of September, 2014.

Carol McCluskey (SEAL)
Carol McCluskey
GRANTOR

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Carol McCluskey, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of September, 2014.

Jilisa D Parker
NOTARY PUBLIC
My commission expires: 3-21-17



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IN WITNESS WHEREOF, the Grantors who have executed this conveyance, have hereto set her signature and seal, this 14th day of September, 2014.


Charlotte Schaner (SEAL)
Charlotte Schaner
GRANTOR
shaner
CS

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Charlotte Schaner, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of September, 2014.

Jillia D Parker
NOTARY PUBLIC
My commission expires: 3-21-17


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IN WITNESS WHEREOF, the Grantors who have executed this conveyance, have hereto set his signature and seal, this 14th day of September, 2014.


Melvin R Isbell (SEAL)
Melvin Isbell
GRANTOR

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Melvin 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 14th day of September, 2014.

Jilisa D Parker
NOTARY PUBLIC
My commission expires: 3-21-17


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IN WITNESS WHEREOF, the Grantors who have executed this conveyance, have hereto set her signature and seal, this 14th day of September, 2014.

June Oakes (SEAL)
June Oakes
GRANTOR

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that June Oakes, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of September, 2014.

Jillisa D Parker
NOTARY PUBLIC
My commission expires: 3-21-17

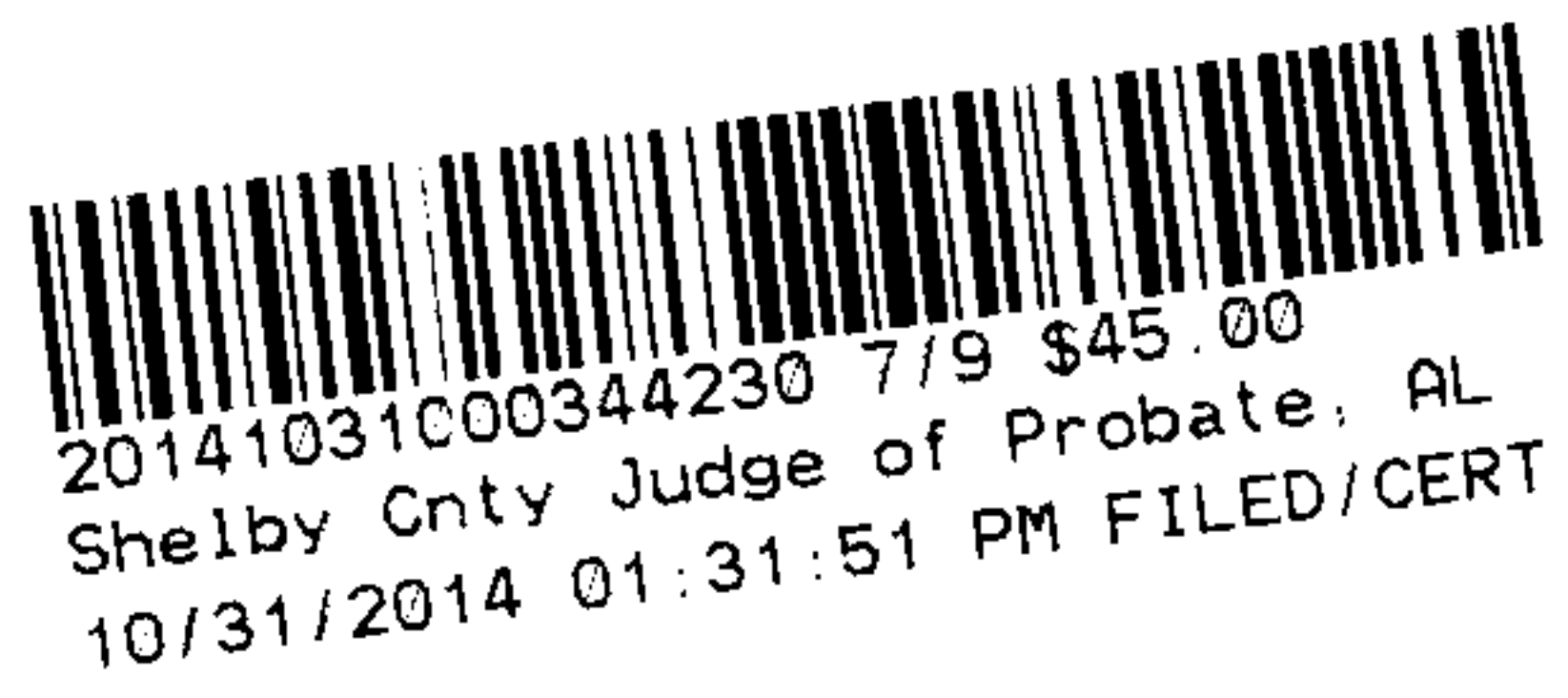


EXHIBIT "A"

A portion of the East 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:

PARCEL 3

Commence 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 found with a SSI cap; thence continue South 84 degrees 59 minutes 02 seconds East along the North line of said Tract 2, for a distance of 46.18 feet to a rod found; thence run North 04 degrees 11 minutes 18 seconds East along the West line of said Tract 2, for a distance of 309.99 feet to a rebar found at the Northern most corner of said Tract 2; thence run South 57 degrees 55 minutes 11 seconds East along the North line of said Tract 2, for a distance of 83.67 feet to a rebar found at the Northeast corner of said Tract 2, also being the Northwest corner of Tract 3 in said ISBELL ESTATES; thence run South 03 degrees 58 minutes 18 seconds West along the East line of said Tract 2, also along the West line of said Tract 3, for a distance of 967.47 feet to an iron pin set with a SSI cap at the point of beginning; thence continue South 03 degrees 58 minutes 18 seconds West along the East line of said Tract 2, also along the West line of said Tract 3, for a distance of 436.11 feet to an iron pin set with a SSI cap; thence run North 86 degrees 01 minutes 42 seconds West for a distance of 121.93 feet to an iron pin set with a SSI cap; thence run North 04 degrees 00 minutes 41 seconds East for a distance of 436.11 feet to an iron pin set with a SSI cap; thence run South 86 degrees 01 minutes 42 seconds East for a distance of 121.63 feet to the point of beginning. Said Parcel 3 containing 53,110 square feet, more or less.

ALSO:

A portion of the West 3.6 acres, more or less, 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:

PARCEL 3A

Commence at a PK nail found 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 found with a SSI cap; thence run South 03 degrees 57 minutes 57 seconds West for a distance of 829.70 feet to an iron pin set with a SSI cap at the point of beginning; thence continue South 03 degrees 57 minutes 57 seconds West for a distance of 423.73 feet to an iron pin set with a SSI cap; thence run North 86 degrees 02 minutes 29 seconds West for a distance of 61.90 feet to an iron pin set with a SSI cap on the West line of said Tract 4, also being on the East line of Tract 3 in said ISBELL ESTATES; thence run North 03 degrees 57 minutes 31 seconds East along the West line of said Tract 4, also along the East line of said Tract 3, for a distance of 423.73 feet to an iron pin set with a SSI cap; thence run South 86 degrees 02 minutes 29 seconds East for a distance of 61.95 feet to the point of beginning. Said Parcel 3A containing 26,238 square feet, more or less.

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REAL ESTATE SALES VALIDATION QUESTIONNAIRE

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

Grantors' Name:

Raymond Isbell
34 Amos Isbell Road
Leeds, AL 35094

Delene Hyde, a/k/a Delene Weldon
8430 Dunnivant Road
Leeds, AL 35094

Carol McCluskey
339 Stormy Road
Sterrett, AL 35147

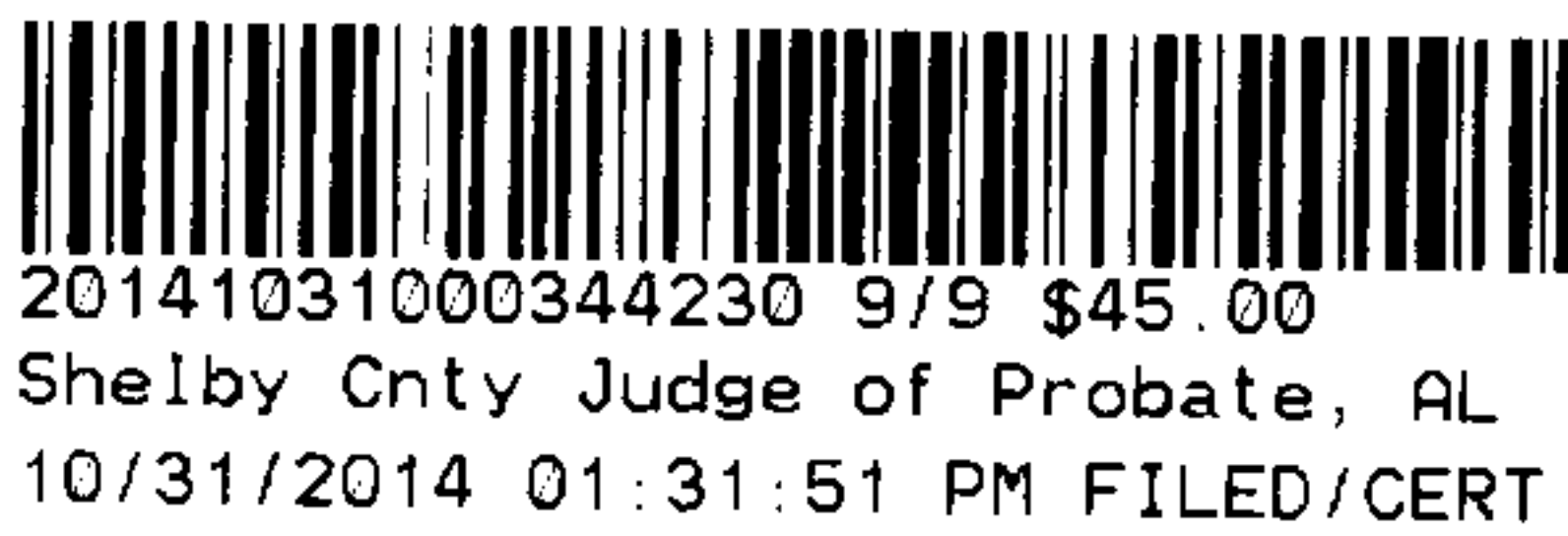
Charlotte ~~Schaner~~ Shaner CS
316 Amos Isbell Road
Leeds, AL 35094

Melvin Isbell
311 Highway 474
Leeds, AL 35094

Cates
June ~~Oakes~~, a/k/a June Dove
2575 Mimosa Road
Leeds, AL 36094

Grantee's Name:

Delene Hyde
8430 Dunnivant Road
Leeds, AL 35094



Property Address:

See Exhibit "A"

Date of Sale: _____

Total Purchase Price: \$ _____

or

Current Assessor's MV: \$ 42,090.

Documentary Evidence provided:

_____ Closing Statement

_____ Bill of Sale

_____ Sales Contract

X Other: Last Will and Testament of Leacy Isbell- Case # PR-2013-000610

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: 10-31-14

Print: Delene Hyde
Sign: Delene Hyde
(Owner / Agent) circle one