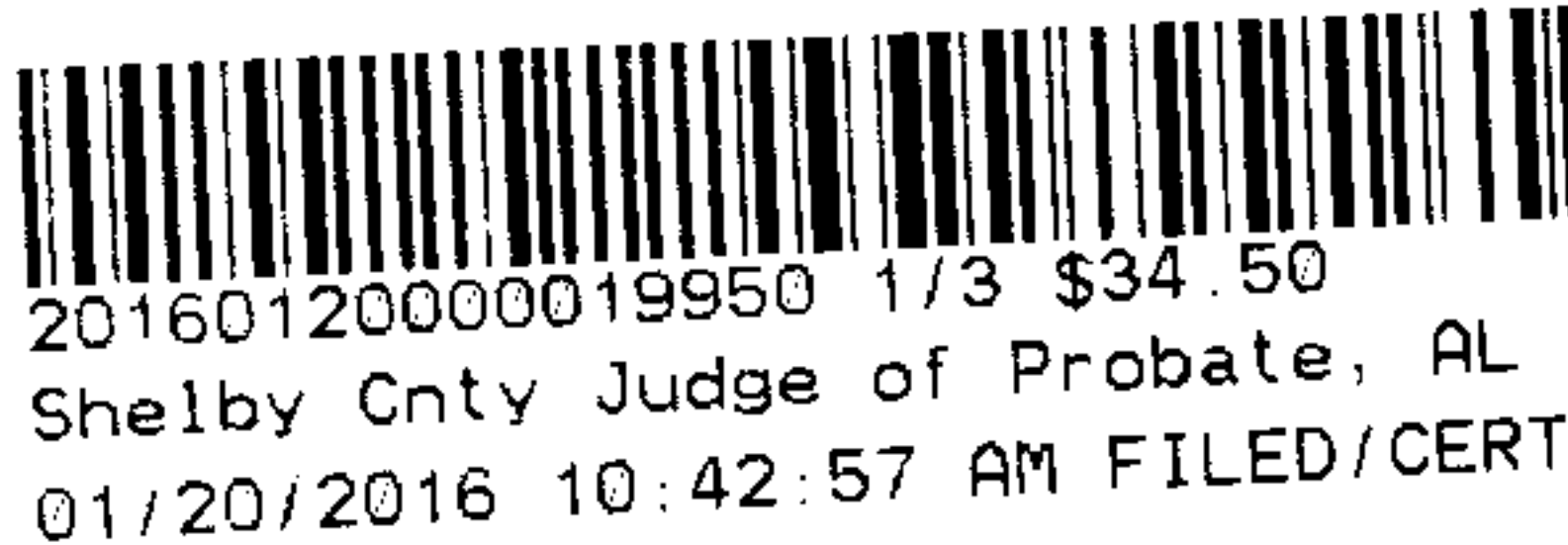


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:

Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051



Send Tax Notice to:

Delanie Isbell
208 Wipporville Road
Vandiver, AL 35176

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FOURTEEN THOUSAND THREE HUNDRED DOLLARS and 00/100 (\$14,300.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Leroy Isbell, a single man and Sonya Thomas, a single woman*** (herein referred to as ***Grantors***), grant, bargain, sell and convey unto, ***Delanie Isbell*** (herein referred to as ***Grantee***), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description

SUBJECT TO:

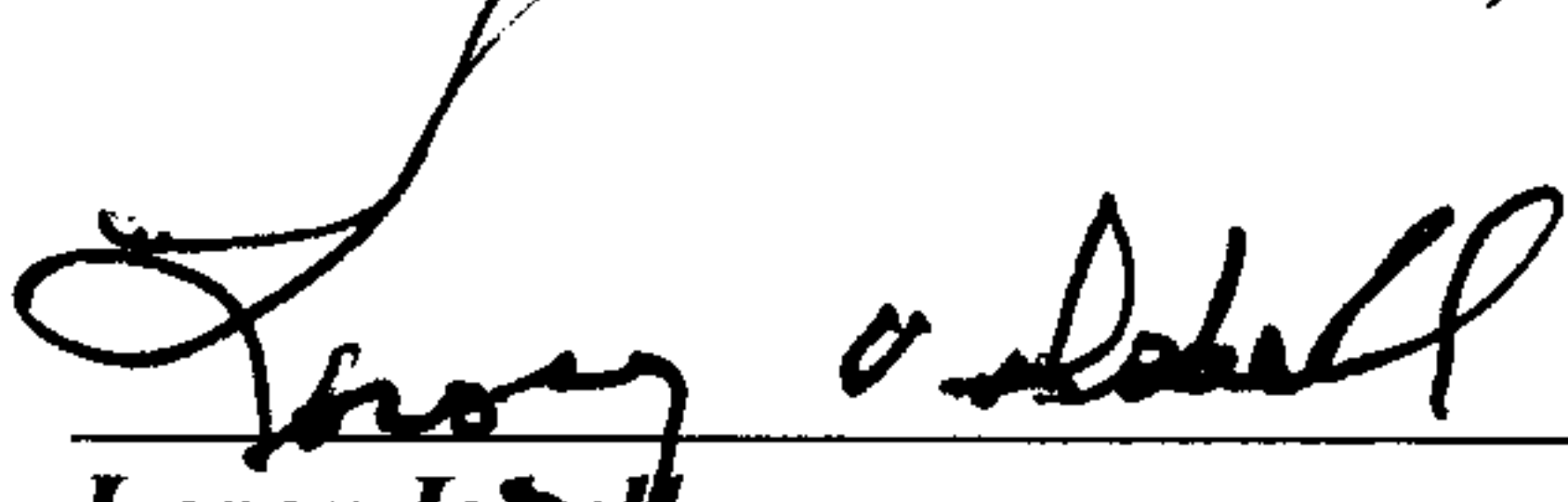
1. Ad valorem taxes due and payable October 1, 2015.
2. Easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the homestead of the Grantors.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day of August, 2015.



Leroy Isbell



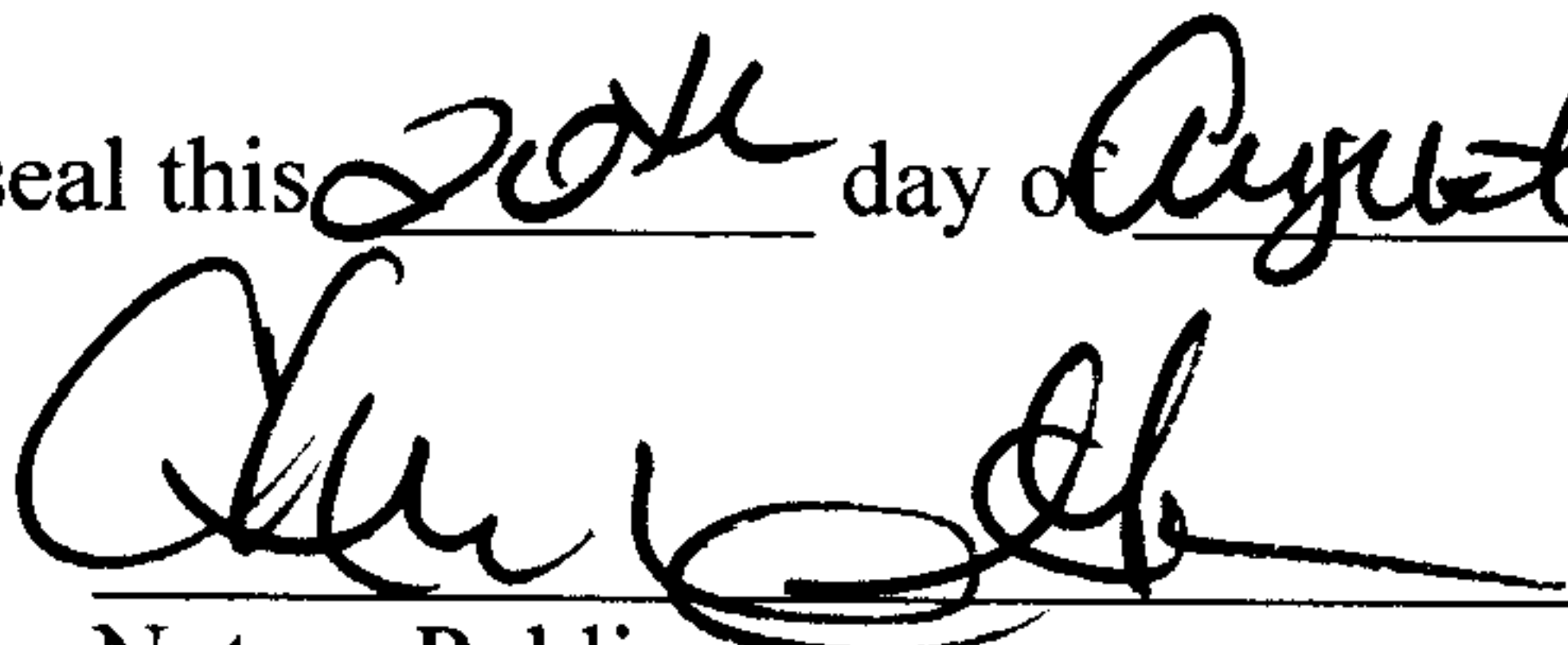
Sonya Thomas

Shelby County, AL 01/20/2016
State of Alabama
Deed Tax: \$14.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Leroy Isbell and Sonya Thomas***, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of August, 2015.



Notary Public
My Commission Expires: 8/21/15

**EXHIBIT A
LEGAL DESCRIPTION**

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.



20160120000019950 2/3 \$34.50
Shelby Cnty Judge of Probate, AL
01/20/2016 10:42:57 AM FILED/CERT

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

Grantor's Name

Leroy Isbell

Mailing Address

170 Whipperwill Rd.
Vandiver, AL 35147

Property Address

208 Whipperwill Rd.
Vandiver, AL 35147

Grantee's Name

Delaine Isbell

Mailing Address

Date of Sale

9-20-15

Total Purchase Price

or

Actual Value

or

Assessor's Market Value

\$14,300"

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

Gift to daughter

If the conveyance document presented for recordation contains all of the required information referenced above the filing of this form is not required.



20160120000019950 3/3 \$34.50
Shelby Cnty Judge of Probate, AL
01/20/2016 10:42:57 AM FILED/CERT

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 of 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

8/20/15

Unattested

Print

Delaine Isbell

Sign

Delaine Isbell

(Grantor/Grantee/Owner/Agent) circle one

(verified by)