


Shelby County, AL 06/09/2017
State of Alabama
Deed Tax:\$50.50

Send Tax Notice to:
Ms. Mary Ann Isbell
3710 St. Clair Forest Road
Moody, Alabama 35004

THIS INSTRUMENT WAS PREPARED BY:
ELLIS, HEAD, OWENS & JUSTICE
113 N. MAIN STREET
P. O. BOX 587
COLUMBIANA, ALABAMA 35051


20170609000203120 1/4 \$75.50
Shelby Cnty Judge of Probate, AL
06/09/2017 09:02:25 AM FILED/CERT

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND 00/100 DOLLAR (\$1.00), and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, we, **MARY ANN ISBELL**, a married woman, **LINDA KAY HICKS GOMINIAC**, a married woman, and **TAMMY LYNN HICKS**, an unmarried woman, (herein referred to as Grantors) do grant, bargain, sell and convey unto **MARY ANN ISBELL** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

0.5 of an acre, more or less, out of the NW 1/4 of the NW 1/4, Section 11, Township 19, Range 2 East, more particularly described as follows: Commencing at the Southwest corner of the said NW 1/4 of the NW 1/4, run East along the South boundary line 782 feet to the East boundary line of Highway 25; thence continue East along the South boundary line of the NW 1/4 of the NW 1/4, a distance of 208 feet and point of beginning; thence turn left and run along the Raymond Quinn lot on the Eastern side, 208 feet in a Northern direction; thence turn right and run in an Eastern direction, parallel to the South boundary line of the NW 1/4 of the NW 1/4 a distance of 104 feet; thence turn right and run in a Southern direction 208 feet to the South boundary line of the NW 1/4 of the NW 1/4; thence turn right and run West along the South boundary line of the NW 1/4 of the NW 1/4, Section 11, Township 19, Range 2 East, 104 feet and point of beginning, containing less than one acre.

Subject to easements, rights of way, and restrictions of record.

Granvard Wheeler died on July 12, 2010, and was survived by his wife, Mildred Ann Wheeler, who died on August 7, 2013, as a widow and unmarried woman. The Grantors, Mary Ann Isbell, Linda Kay Hicks Gominiak, and Tammy Lynn Hicks, are all of the children of Mildred Ann Wheeler, deceased, and the owners of the above described property.

The above described property does not constitute any part of the homestead of the Grantors or their spouses.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her 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 said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 9th day of JUNE, 2017.

Mary Ann Isbell (SEAL)
Mary Ann Isbell

Linda Kay Hicks Gominiak (SEAL)
Linda Kay Hicks Gominiak

Tammy Lynn Hicks (SEAL)
Tammy Lynn Hicks

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **MARY ANN ISBELL**, 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 9th day of June, 2017.

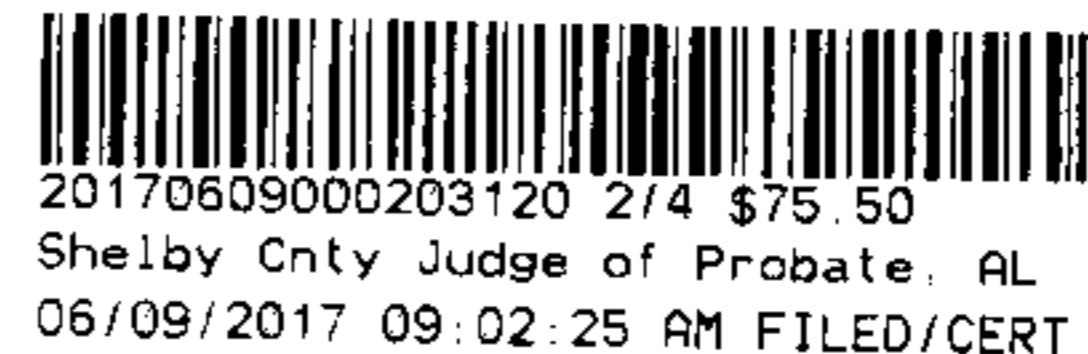
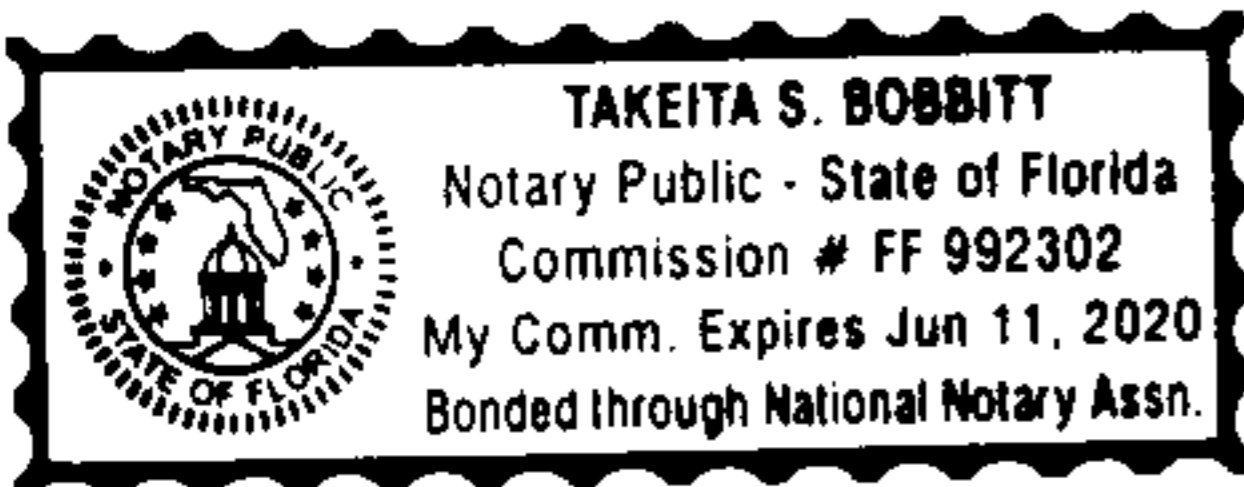
Kimi M. Foster (SEAL)
Notary Public
My Commission Expires: 1-7-19

STATE OF FLORIDA)
Lee COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **LINDA KAY HICKS GOMINIAK**, 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 6th day of June, 2017.

Wanda B. Hill (SEAL)
Notary Public
My Commission Expires: 06/11/2020




STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **TAMMY LYNN HICKS**, an unmarried 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 9th day of June, 2017.

Kimi M. Foster (SEAL)
Notary Public
My Commission Expires: 1-7-19


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Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name: Mary Ann Isbell, Linda Kay Hicks Gominiak, Tammy Lynn Hicks; Mailing Address: 3710 St. Clair Forest Road, Moody, Alabama 35004; Grantee's Name: Mary Ann Isbell; Mailing Address: 3710 St. Clair Forest Road, Moody, Alabama 35004; Property Address: 55 Southern Street, Vincent, Alabama 35178; Date of Sale: June 9, 2017; Total Purchase Price: \$; Actual Value: \$; Assessor's Market Value: \$ 75,670.00 x 2/3 = 50,447.00

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 Property Tax Commissioner (checked)

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 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 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: 6-9-2017; Print: MARY ANN ISBELL; Unattested; Sign: Mary Ann Isbell (Grantor/Grantee/Owner/Agent) circle one; (verified by) Kim M. Foster