

Prepared by:
JUL ANN McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

20170613000208650
06/13/2017 12:58:20 PM
DEEDS 1/4

Send Tax Notice to:
William Craig Cauble
170 Whippoorwill Road
Vandiver, AL 35176

STATE OF ALABAMA

)

WARRANTY DEED

COUNTY OF SHELBY

)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED TWO THOUSAND AND NO/100 DOLLARS (\$102,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **LEROY ISBELL, an unmarried man, by and through his attorney in fact, SONYA LYNN FOSTER, and SONYA THOMAS nka SONYA LYNN FOSTER, an unmarried woman** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **WILLIAM CRAIG CAUBLE** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.

\$98,900.00 of the above-recited consideration is being paid with a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, his heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantee, and with his heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and his heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 12th day of June, 2017.

Leroy Isbell
by Sonya Lynn Foster
LEROY ISBELL, as attorney in fact
by SONYA LYNN FOSTER, as attorney in fact

Sonya Lynn Foster
SONYA LYNN FOSTER

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **SONYA LYNN FOSTER, as attorney in fact for LEROY ISBELL, and individually**, whose names are 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 instrument, she, individually and as said attorney in fact, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 12th day of June, 2017.

[Signature]
NOTARY PUBLIC
My commission expires:

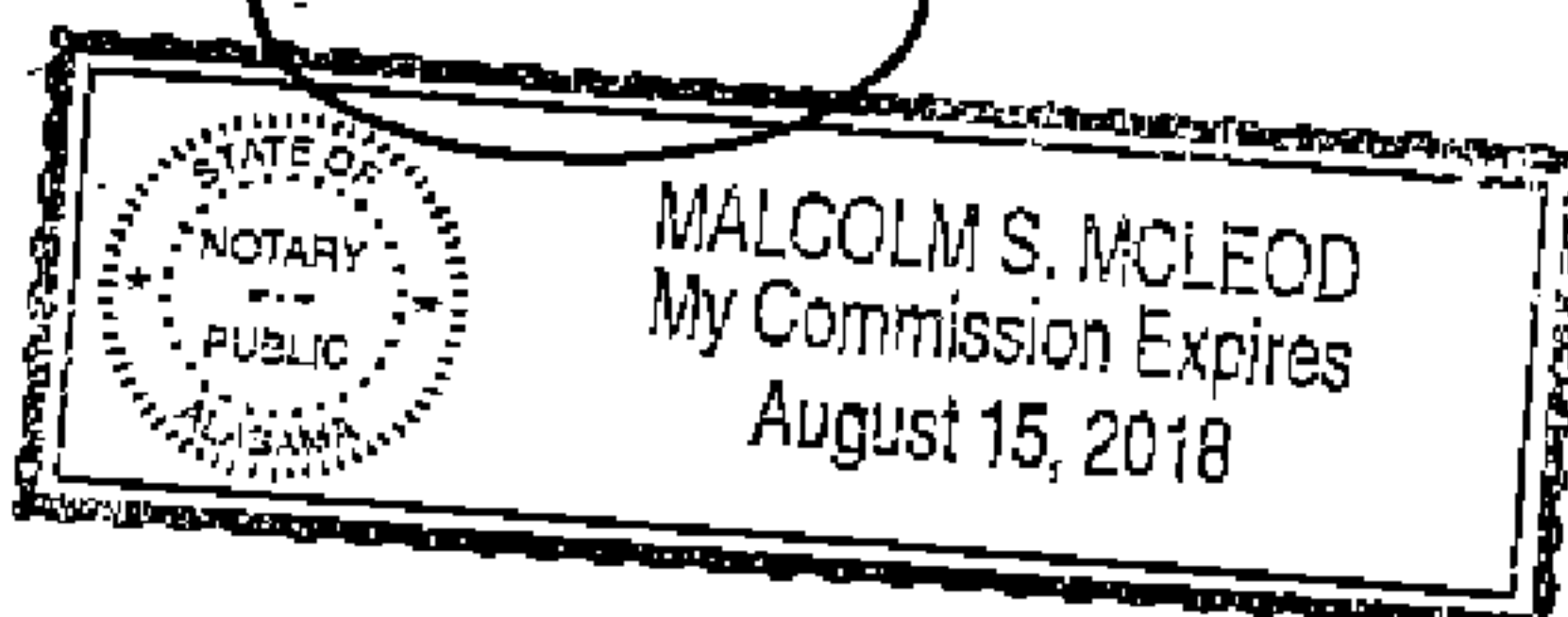


Exhibit A, Legal Description

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A part of Lot 2, Larbell Farm's Family Subdivision, as recorded in Map Book 26, page 118, in the Probate Office of Shelby County, Alabama, more particularly described as:

Commence at the SE corner of NW 1/4 of SW 1/4 of Section 10, Township 18 South, Range 1 East, the point of beginning; 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 $52^{\circ}42'23''$ to the right Northeasterly for a distance of 451.15 feet to the center line of a 30 foot easement; thence $91^{\circ}24'20''$ to the right Southeasterly along the centerline of the said 30 foot easement a distance of 166.06 feet; thence left approximately $77^{\circ}12'08''$ Northeasterly a distance of 182.10 feet; thence left $115^{\circ}37'11''$ in a Northwesternly direction a distance of 100.04 feet; thence to the left in a Westerly direction a distance of 78.54 feet; thence $80^{\circ}57'02''$ to the right in a Northerly direction a distance of 830.78 feet; thence to the right $76^{\circ}32'15''$ a distance of 158.71 feet in an Easterly direction; thence to the right $92^{\circ}33'35''$ for a distance of 1320 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name **LEROY ISBELL and SONYA LYNN FOSTER**

Grantee's Name **WILLIAM CRAIG CAUBLE**

Mailing Address **170 WHIPPOORWILL ROAD
VANDIVER, AL 35176**

Mailing Address **170 WHIPPOORWILL ROAD
VANDIVER, AL 35176**

Property Address **170 WHIPPOORWILL ROAD
VANDIVER, AL 35176**

Date of Sale **June 12, 2017**

Total Purchase Price **\$102,000.00**

or

Actual Value \$

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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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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).

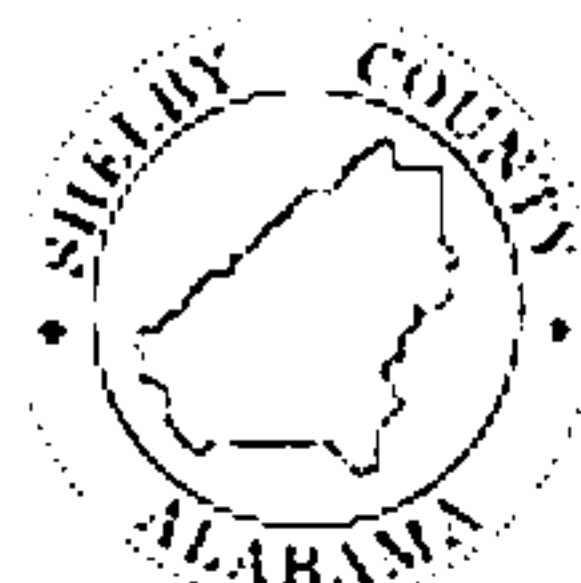
Date **June 12, 2017**

Print **Malcolm S. McLeod**

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/13/2017 12:58:20 PM
\$27.50 CHERRY
20170613000208650

File 170374

Form RT-1
Alabama 08/2012 LSS