

THIS INSTRUMENT PREPARED BY:
HILL, HILL & GOSSETT, P.C.
Post Office Box 310
Moody, Alabama 35004

Send Tax Notice To:
Joannie Hedden
P. O. Box 872
Leeds, AL 35094

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Dollars (\$100.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, Joannie Hedden, Administrator of the Estate of John Donald Isbell, Deceased, Shelby County Probate Court Case No. PR-2916-000773, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Pam Patterson, Tracy Andrew Isbell, Brook Isbell-McFarland, Emily Dora Isbell and Joannie Hedden (herein referred to as Grantees and being all of the heirs of the late John Donald Isbell), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE PROPERTY DESCRIPTION ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TO HAVE AND TO HOLD to the said Grantees, their successors and assigns forever.

And as said Administrator, I covenant with said Grantees, their successors and assigns, that said Administrator will warrant and defend the same to the said Grantees, their successors and assigns forever, against the lawful claims of all persons.

This instrument is executed by the Grantor solely in her capacity named herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the Grantor in said capacity, and Grantor expressly limits her liability hereunder to the property now or hereafter held by it in the representative capacity named.

DEED PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR TITLE INSURANCE; LEGAL DESCRIPTION FURNISHED BY GRANTOR.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day August, 2017.

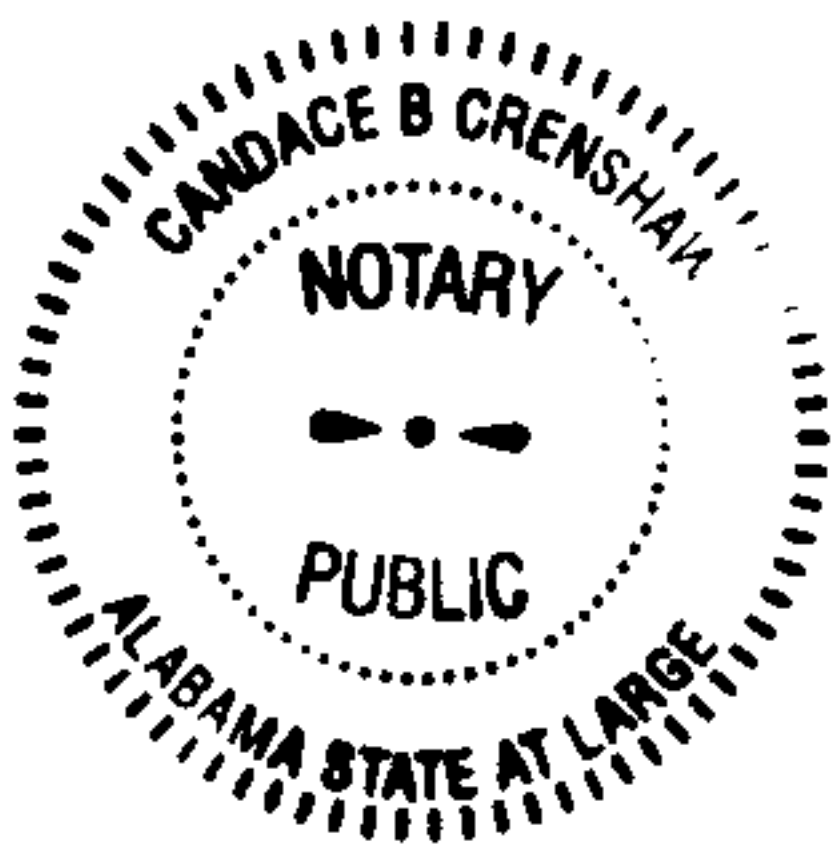

Joannie Hedden, Administrator of the
Estate of John Donald Isbell, Shelby County
Probate Case No. PR 2016-000773


20170926000349880 1/4 \$28.00
Shelby Cnty Judge of Probate, AL
09/26/2017 01:28:45 PM FILED/CERT

STATE OF ALABAMA)
ST. CLAIR COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Joannie Hedden, whose name is signed to the foregoing conveyance, and who is known to me as Administrator of the Estate of John Donald Isbell, deceased, Shelby County Probate Court Case No. PR 2016-000773, 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 10th day of August, 2017.



Candace B. Crenshaw

Notary Public

My Commission expires: 10/05/2020

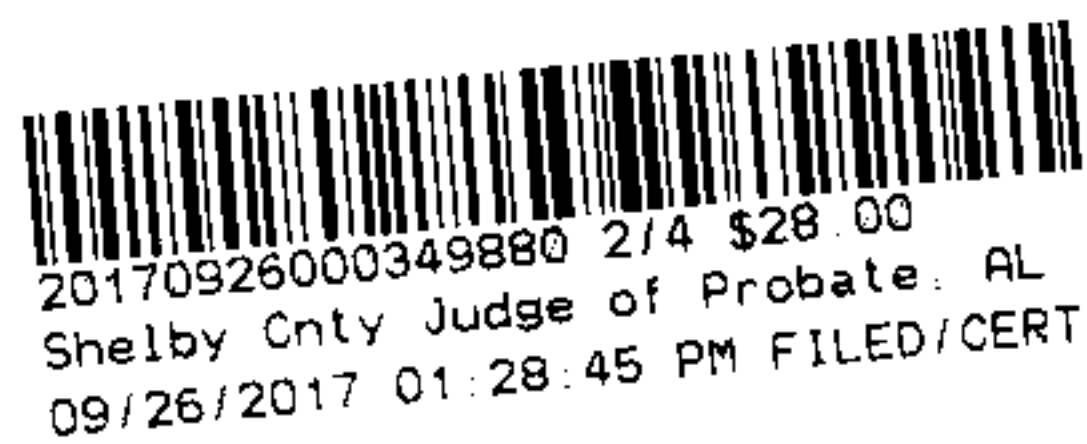


EXHIBIT "A"
PROPERTY DESCRIPTION

An acre of land situated in NW 1/4 of NW 1/4, Section 3, Township 18 South, Range 1 East, more particularly described as follows: Commence at the NE corner of said quarter-quarter section and run thence West along North boundary of said quarter-quarter section 420 feet to NW boundary of the Dunnivant School Road; thence Southwesterly along said road 267 feet to point of beginning, which said point constitutes the SW corner of the lot sold to Kelley Isbell by deed recorded in the Probate Office of Shelby County, Alabama, in Deed Book 235, Page 35; thence Northwest along the SW boundary of said Kelley Isbell lot 225 feet to the North boundary of said quarter-quarter section; thence Southwesterly and parallel with said road 210 feet; thence Southeasterly and perpendicular to said road 210 feet to the North margin of said road; thence Northeasterly along the North boundary of said road 210 feet to point of beginning.



20170926000349880 3/4 \$28.00
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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 : Est: John Donald Isbell
Mailing Address: Joannie Hedden, Admin.
PO Box 872
Leeds, Alabama 35094

Mailing Address: Same

Property Address: 12569 Hwy 41 North
Leeds, AL 35094

Grantee Names Pam Patterson, Tracy Andrew
Isbell, Brook Isbell-McFarland, Emily Dora
Isbell, and Joannie Hedden

Mailing Address: c/o Joannie Hedden
PO Box 872, Leeds, AL 35094

Date of Sale: 8/10/17

Total Appraised Value \$19,240.00

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 - Tax
☒ Other - Estate

In 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 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 evidence 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 us 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)

Date : 8/10/17

Print : Joannie Hedden, Admin. Estate of John Donald Isbell, deceased

Unattested
Verified by:

Sign Joannie Hedden
Grantor

