


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

Send Tax Notice to:  
Joannie Hedden  
P. O. Box 872  
Leeds, Alabama 35094

**QUITCLAIM DEED**

STATE OF ALABAMA     )  
SHELBY COUNTY         )

  
20170926000349920 1/3 \$22.50  
Shelby Cnty Judge of Probate, AL  
09/26/2017 01:28:49 PM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of the sum of One Thousand Five Hundred and no/100 Dollars (\$1,500.00) and other valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Tracy Andrew Isbell**, an unmarried man, hereby remises, releases, quit claims, grants, sells, and conveys to **JOANNIE HEDDEN**, (hereinafter called Grantee), all his right, title, interest and claims in or to the following described real estate, situated Shelby County, Alabama to-wit:

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

Tracy Andrew Isbell is one of five heirs of the subject property due to the death of John Donald Isbell on or about April 7, 2015.

**TO HAVE AND TO HOLD** to said Grantee forever.

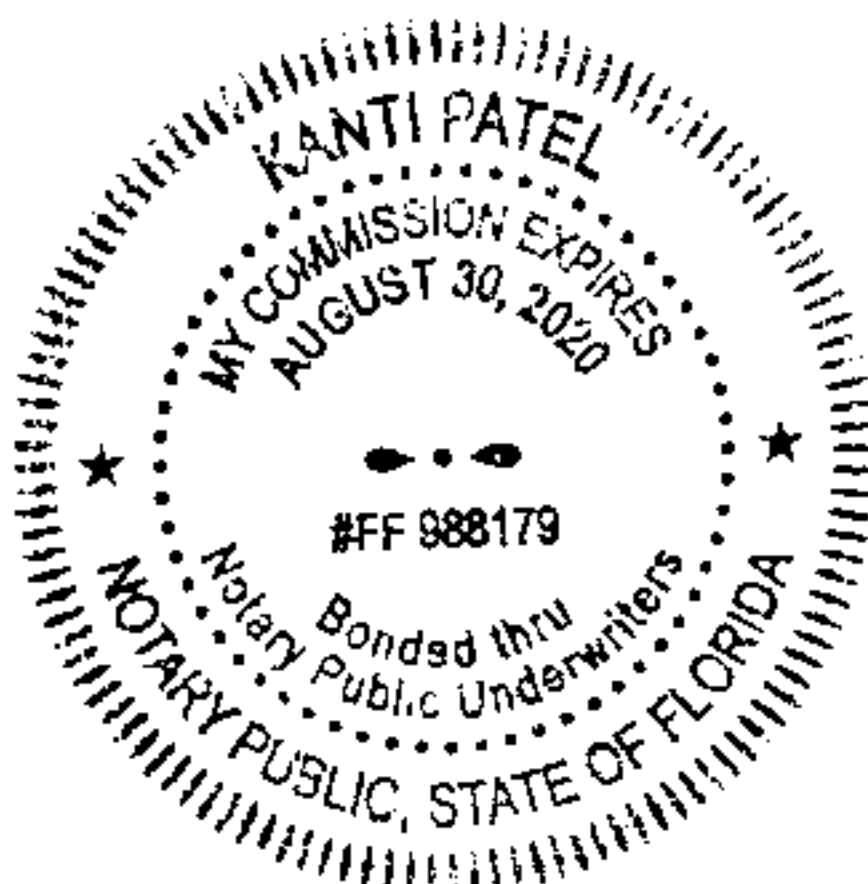
Given under my hand and seal this 11 day of AUG, 2017.

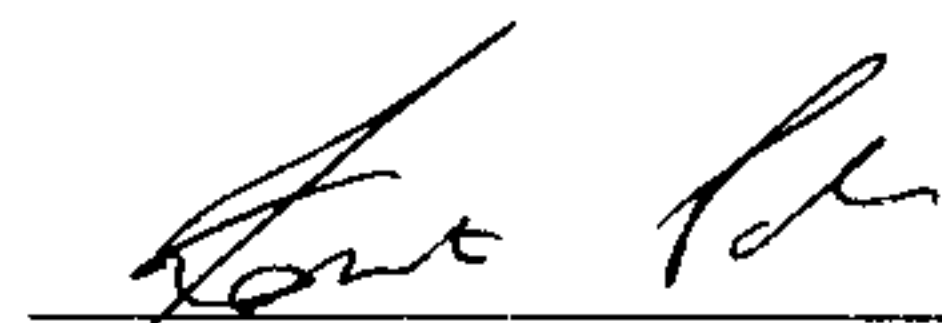
  
Tracy Andrew Isbell

STATE OF FLORIDA     )  
DUVAL COUNTY         )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Tracy Andrew Isbell** 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of AUG, 2017.




  
Notary Public  
My Commission Expires: 08/30/2020

Shelby County, AL 09/26/2017  
State of Alabama  
Deed Tax: \$1.50

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 Dunnavant 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.



20170926000349920 2/3 \$22.50  
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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 : Tracy Andrew Isbell  
819-1 Fields Road  
Jacksonville, FL 32218

Grantee Name: Joannie Hedden  
Post Office Box 872  
Leeds, AL 35094

Mailing Address : Same

Mailing Address : Same

Property Address: 12569 Hwy 41 North  
Leeds, AL 35094

Date of Sale: 8/11/17

Purchase Price \$ 1,500.00

Total Appraised Value ~~\$2,137.78~~  
(1/9th of \$19,240)

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

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 : 8/11/17

Print : Joannie Hedden

Unattested  
Verified by:

Sign Joannie Hedden  
Grantee

