

This Instrument was Prepared by:

Send Tax Notice To: Sonja M. Taylor  
P.O. Box 70  
Sterrett, AL 35147

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: S-17-24252

### WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Fifty Five Thousand Dollars and No Cents (\$55,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Mary Ann Isbell, a married woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Sonja M. Taylor**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

**Property may be subject to 2018 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

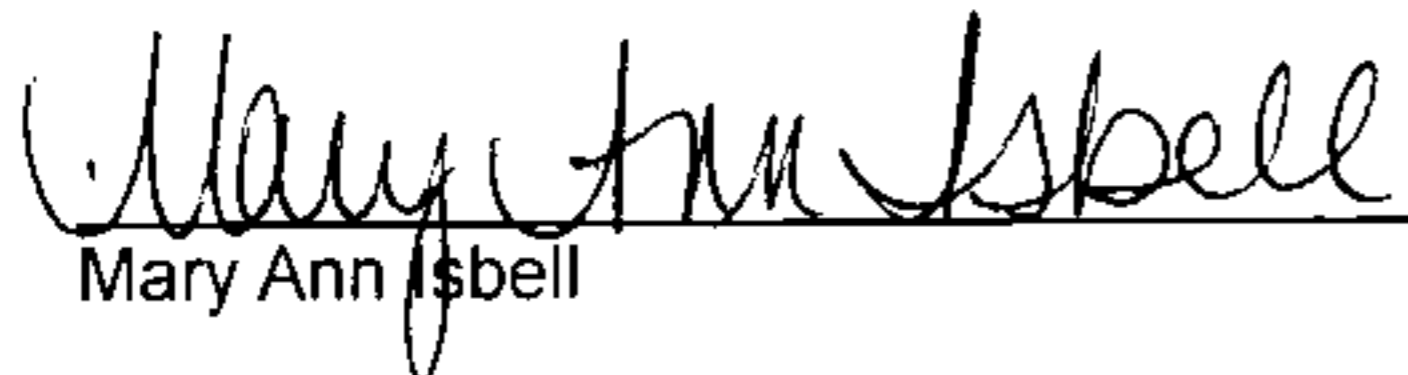
**No part of the homestead of the Grantor herein or her spouse.**


**\$54,003.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of November, 2017.

  
Mary Ann Isbell

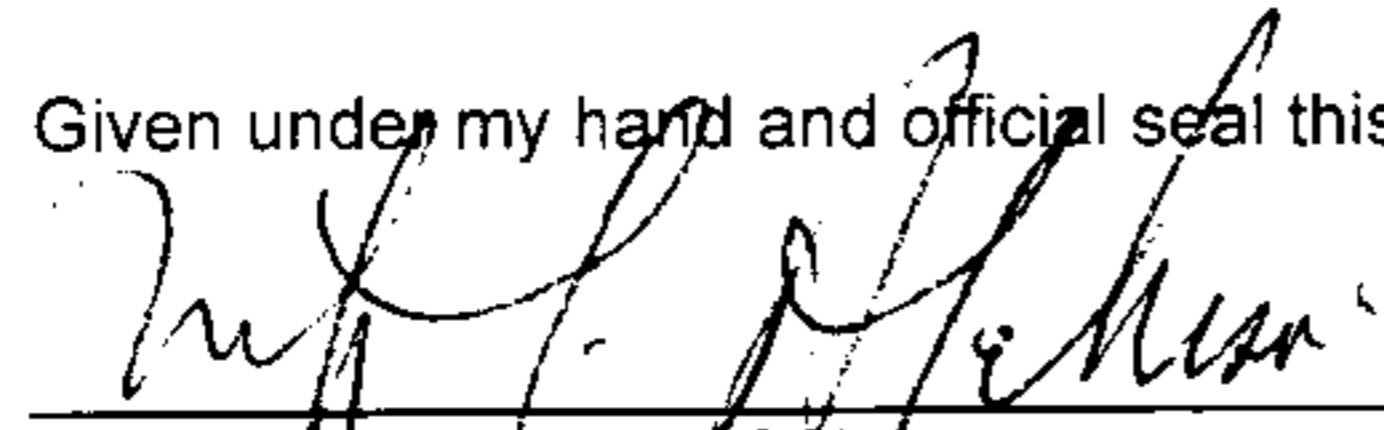
  
20171204000432990 1/3 \$22.00  
Shelby Cnty Judge of Probate: AL  
12/04/2017 12:56:51 PM FILED/CERT

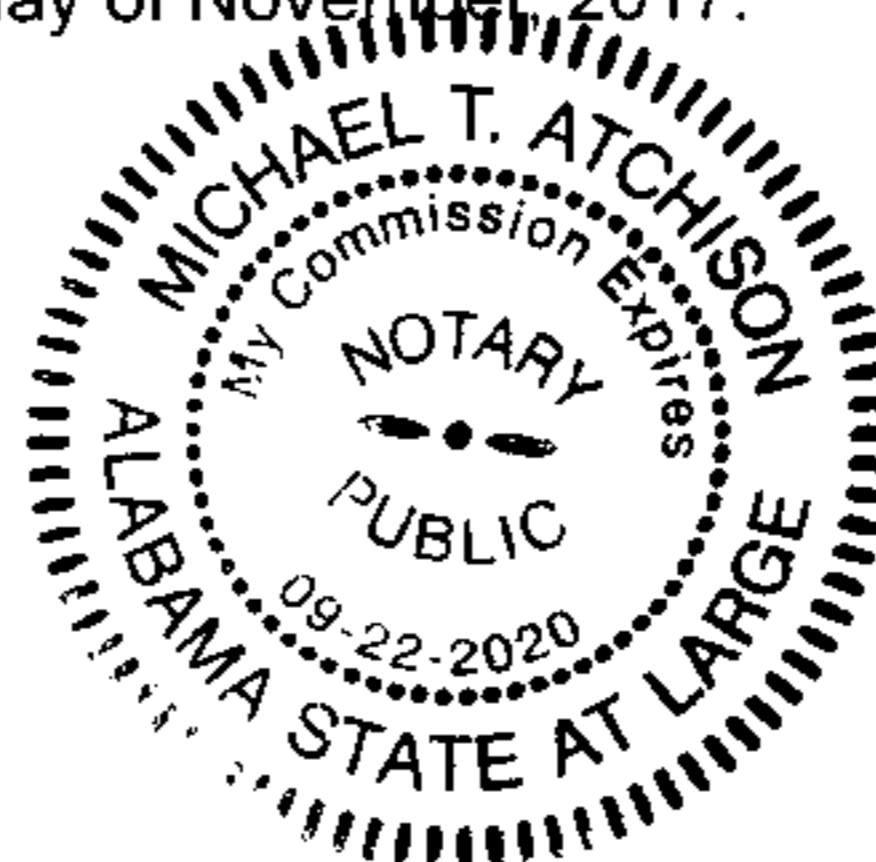
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Mary Ann Isbell, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of November, 2017.


  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: September 22, 2020



Shelby County: AL 12/04/2017  
State of Alabama  
Deed Tax:\$1.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel 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.

  
20171204000432990 2/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
12/04/2017 12:56:51 PM FILED/CERT

# 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 Grantee's Name Sonja M. Taylor  
Mailing Address \*3710 St. Clair Forest Road Mailing Address PO Box 10  
Moody, AL 35004 Ste. 117 AL 35147

Property Address 55 Southern Street Date of Sale November 28, 2017  
Vincent, AL 35178 Total Purchase Price \$55,000.00  
or  
Actual Value \_\_\_\_\_  
or  
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  Appraisal  
 Sales Contract  Other  
 Closing Statement \_\_\_\_\_

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 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 November 20, 2017


Print Mary Ann Isbell

Unattested

Sign Mary Ann Isbell

\_\_\_\_\_  
(verified by)

\_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one

  
20171204000432990 3/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
12/04/2017 12:56:51 PM FILED/CERT

Form RT-1