

20171218000449690
12/18/2017 01:03:29 PM
DEEDS 1/4

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

Send Tax Notice To:
THOMAS EDWARD ISBELL JR.,

54 BEULAH LANE
STERRETT, AL 35147

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fifty-Five Thousand and 00/100 Dollars (\$55,000.00)* to the undersigned Grantor, BRASHER PROPERTIES, LLC, (hereinafter referred to as Grantor, whose mailing address is 54 BEULAH LANE, STERRETT, AL 35147), in hand paid by the Grantee herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto THOMAS EDWARD ISBELL JR., AS CO-CONSERVATOR OF THE ESTATE OF THOMAS EDWARD ISBELL III, A MINOR JEFFERSON COUNTY PROBATE CASE #17BHM01442 (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHEHD EXHIBIT "A".

Property address: 54 BEULAH LANE, STERRETT, AL 35147

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Terms and Conditions and Restrictions as shown by map recorded in map book 41, page 148, in the probate office of Shelby county, Alabama.
5. Right of way granted to Alabama Power Company by Inst. recorded in deed volume 216, page 609 and inst. 20110824000249530 in the probate office of Shelby County, Alabama. (parcel I)
6. Right of way granted to Alabama Power Company by inst recorded in inst 20110824000249550 in the probate office of Shelby county, Alabama. (parcel II)

\$45,000.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD and said Grantor, for said Grantor, his/her heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and his/her heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal this the 13th day of December, 2017.

Brasher Properties, LLC

By: Betty Brasher

Betty Brasher

Its: Managing member

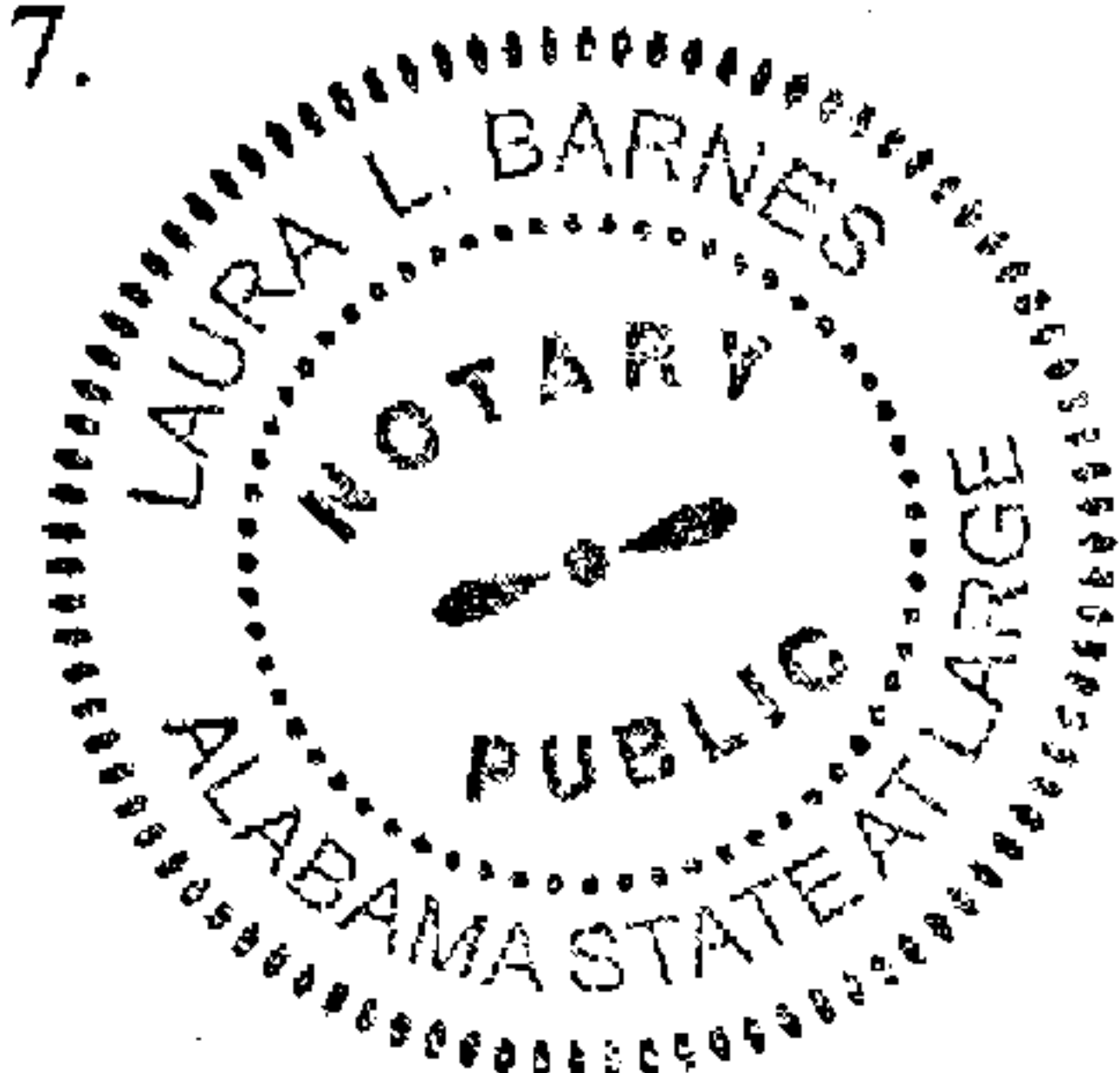
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Betty Brasher, whose name as managing member of Brasher Properties, LLC, 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, in his/her capacity as such officer and with full authority, executed the same voluntarily for and as the act of said Brasher Properties, LLC on the day the same bears date.

Given under my hand and official seal this 13TH day of December, 2017.

[Signature]
NOTARY PUBLIC

My Commission Expires: 2/1/20



LEGAL DESCRIPTION

Parcel I:

Commence at the Northwest corner of the NE 1/4 of the NW 1/4 of Section 30, Township 18, Range 2, East, thence turn South 12 deg. 30 min. West a distance of 355.31 feet, thence turn 31 deg. 55 min. to the left and run a distance of 713.80 feet to the North line of an old road; thence turn an angle of 58 deg. 33 min to the left and run a distance of 85.50 feet to the point of beginning; thence continue in the same direction a distance of 128.10 feet; thence turn an angle of 22 deg 57 min to the left and run a distance of 85.00 feet; thence turn an angle of 78 deg 00 min to the left and run a distance of 210.00 feet; thence turn an angle of 88 deg 39 min to the left and run a distance of 170.00 feet; thence turn an angle of 80 deg 34 min to the left and run a distance of 212.86 feet to the point of beginning; being situated in Shelby County, Alabama

Parcel II:

Together with a 12 foot wide ingress/egress easement situated inside Lot 2 of Beulah Estates, as recorded in Map Book 41, Page 148, in the Office of the Judge of Probate of Shelby County, Alabama lying 6 feet either side of and parallel to the following described centerline:

Commence at the NW corner of above said Lot 2; thence South 09 degrees 51 minutes 35 seconds West a distance of 136.43 to the point of beginning of said centerline; thence South 36 degrees 34 minutes 35 seconds West a distance of 25.58 feet to a curve to the right, having a radius of 30.00, a central angle of 86 degrees 44 minutes 35 seconds and subtended by a chord which bears South 79 degrees 56 minutes 52 seconds West and a chord distance of 41.20 feet; thence along the arc of said curve a distance of 45.42 feet; thence North 56 degrees 40 minutes 50 seconds West a distance of 30.35 feet; thence North 77 degrees 25 minutes 32 seconds West a distance of 37.09 feet; thence South 81 degrees 33 minutes 21 seconds West a distance of 39.50 feet; thence South 62 degrees 07 minutes 12 seconds West a distance of 40.46 feet; thence North 86 degrees 25 minutes 46 seconds West a distance of 27.81 feet to the Easterly ROW line of Alabama Highway 25 and the point of ending of said centerline.

Real Estate Sales Validation Form

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

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Grantor's Name: BRASHER
PROPERTIES, LLC

Grantee's Name: THOMAS EDWARD ISBELL
JR

Mailing Address: 54 BEULAH LANE
STERRETT, AL 35147

Mailing Address: 54 BEULAH LANE
STERRETT, AL 35147

Property Address: 54 BEULAH LANE
STERRETT, AL 35147

Date of Sales December 13th, 2017

Total Purchase Price: (\$55,000.00)

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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Tax Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other Tax Assessment
<input checked="" type="checkbox"/>	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 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: December 13th, 2017

Print Laura L. Barnes

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/18/2017 01:03:29 PM
\$34.00 CHERRY
20171218000449690