

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Marty Isbell
337 Hwy 50
Vandiver AL
35176

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **TWENTY THOUSAND AND NO/00 DOLLARS (\$20,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Patricia Darlene Isbell, a single woman (herein referred to as Grantor)** grant, bargain, sell and convey unto **Marty Isbell and Patsy Isbell (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2018.
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4th day of April, 2018.


Patricia Darlene Isbell

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Patricia Darlene 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of April, 2018.




Notary Public
My Commission Expires: 9/22/2020

Shelby County, AL 04/05/2018
State of Alabama
Deed Tax: \$20.00


20180405000113410 1/3 \$41.00
Shelby Cnty Judge of Probate, AL
04/05/2018 01:07:15 PM FILED/CERT

EXHIBIT A – LEAGAL DESCRIPTION

A certain parcel of land lying in the SE ¼ of the SW ¼ of Section 11, Township 18 South, Range 1 East; said parcel being more particularly described as follows: Beginning at a ¾” pipe accepted as being the NW corner of said ¼ ¼ thence south 88°25’35” East along the accepted North line of said ¼ ¼ 214.91 feet to a 3/8 inch rebar and the turn point of beginning of the hereafter described parcel; thence South 00°59’35” East 318.81 feet to a ½” rebar on the observed North right of way line of County Road 50; thence North 38°13’54” East along said ROW line a chord length of 398.17 feet to a 3/8” rebar; thence North 88°38’17” West and leaving said ROW line 252.03 feet to the true point of beginning.



20180405000113410 2/3 \$41.00
Shelby Cnty Judge of Probate, AL
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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 Patricia Darlene Isbell
Mailing Address PO BOX 607
Odenville AL
35120

Grantee's Name Marty Isbell
Mailing Address 337 Hwy 50
Vandiver AL
35176

Property Address Hwy 50
Vandiver

Date of Sale
Total Purchase Price \$ 20,000.00
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
☐ 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

Print Patricia Darlene Isbell

Sign Patricia Darlene Isbell

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20180405000113410 3/3 \$41.00
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