

20180502000149070
05/02/2018 12:57:31 PM
DEEDS 1/3

Send tax notice to:
Zachary Isbell
8600 Hwy 155
Montevallo, AL 35115

20180502000149070
This instrument prepared by:
Stewart & Associates, P.C./S. Kent Stewart
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy Seven Thousand and 00/100 Dollars (\$77,000.00) in hand paid to the undersigned, Benjamin Briggs and Joanna Briggs, Husband and Wife, (hereinafter referred to as "Grantors"), by Zachary Isbell (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the East 1/2 of the Northeast 1/4 of Section 11, Township 24 North, Range 12 East, Shelby County, Alabama, described as follows: Commence at the Northeast corner of Section 11, Township 24 North, Range 12 East, Shelby County, Alabama and run thence Westerly along the North line of said Section 11 a distance of 676.72 feet to a point; thence turn a deflection angle of 94 degrees 29 minutes 05 seconds to the left and run Southerly a distance of 759.11 feet to an existing steel axle corner and the point of beginning of the property as monumented and herewith described; thence continue along last described course a distance of 212.35 feet to an existing steel axle corner set on the Northerly right of way line of Highway Number 155; thence turn a deflection angle of 134 degrees 31 minutes 33 seconds to the right and run Northwesterly along said right of way line of said Highway a distance of 322.33 feet to an existing steel pipe corner; thence turn a deflection angle of 138 degrees 52 minutes 48 seconds to the right and run Easterly a distance of 230.21 feet to the point of beginning.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS
OF RECORD.

\$75,605.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.

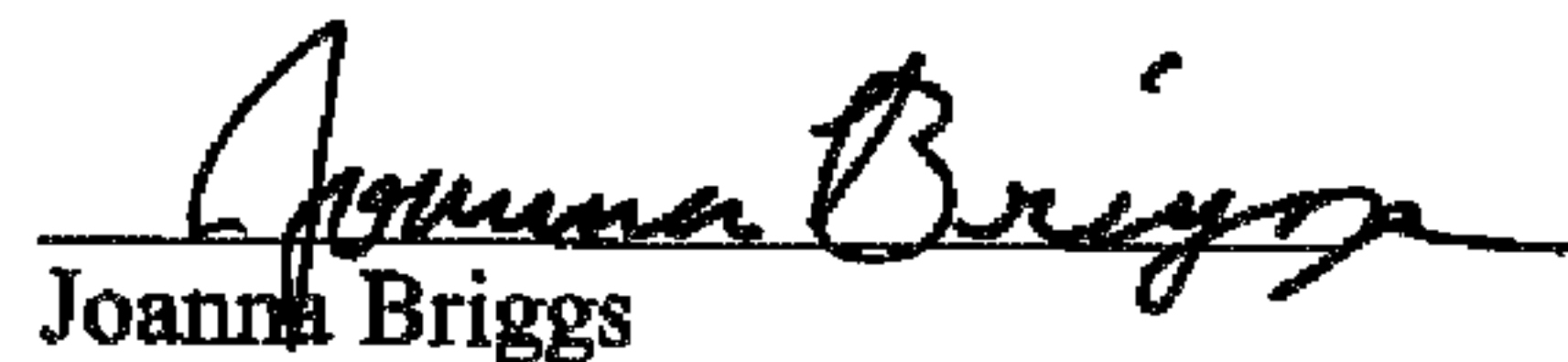
TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns
forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right

to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set their signature and seal on this the 26th day of April, 2018.

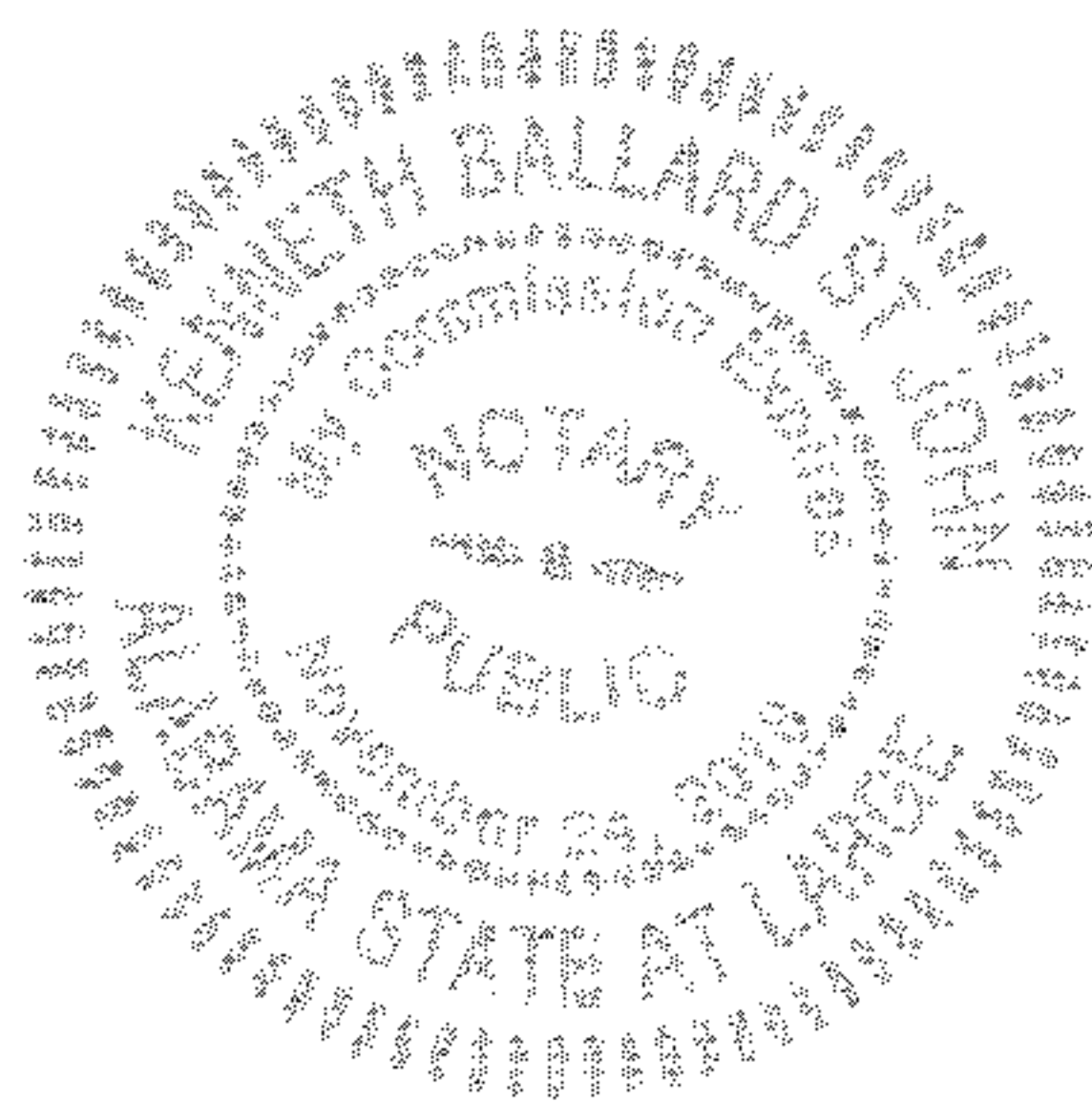

Benjamin Briggs



Joanna Briggs

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Benjamin Briggs and Joanna Briggs, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of April, 2018.




Notary Public
Print Name: Kenneth Ballard & Son
Commission Expires: 11/24/2018

Real Estate Sales Validation Form

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

Grantor's Name Benjamin Briggs
 Mailing Address Joanna Briggs
2818 Saint Patrick Place N
Helena, AL 35080

Grantee's Name Zachary Isbell
 Mailing Address 8600 Hwy 155
Montevallo, AL 35115

Property Address 8600 Hwy 155
Montevallo, AL 35115

Date of Sale 4/26/18
 Total Purchase Price \$ 77,000.00
 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 4/26/18

Print Courtney Snow

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 05/02/2018 12:57:31 PM
 \$22.50 CHERRY
 20180502000149070

[Signature]