

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Fifteen Thousand Dollars (\$15,000.00)** and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged I, **Jennifer L. Isbell, a married woman and David McCluskey, a single man**, (herein referred to as grantors), grant, bargain, sell and convey unto **Stephanie Marie Ledlow**, (herein referred to as grantee), the following described real estate situated in **Shelby County, Alabama**, to wit:

Commence at a ½" rebar capped (parks) marking the SW corner of the SE1/4-NW1/4 of Section 12, T-18-S, R-1-E, thence N 00 degrees 33'26" E, 789.89 feet along the West line of said forty to a ½" rebar capped (parks); thence leaving said forty line S 89 degrees 12'37" E, 253.91 feet to a ½" rebar; thence S 89 degrees 28'17" E, 149.91 feet to a 6" wood post; thence S 89 degrees 26'36" E, 205.06 feet to a ½" rebar capped (CA-497-LS); thence S 00 degrees 40'23" E 263.53 feet to a ½" rebar capped (parks) also being the point of beginning; thence S 89 degrees 46'00" E, 120.00 feet to a ½" rebar capped (CA-497-LS); thence S 00 degrees 26'31" W, 90.00 feet to a 1/2" rebar capped (CA-497-LS); thence N 89 degrees 46'00" W, 120.00 feet to a ½" rebar capped (CA-497-LS); thence N 00 degrees 26'31" E, 90.00 feet to the point of beginning, containing 0.25 acres, more or less.

Also, an easement for ingress and egress over the following described real property to wit:

Commence at a ½" rebar capped (parks) marking the SW corner of the SE1/4-NW1/4 of Section 12, T-18-S, R-1-E, thence N 00 degrees 33'26" E 789.89 feet along the West line of said forty to a ½" rebar capped (parks); thence leaving said forty line S 89 degrees 12'37" E, 253.91 feet to a ½" rebar; thence S 89 degrees 28'17" E 149.91 feet to a 6" wood post; thence S 89 degrees 26'36" E, 205.06 feet to a ½" rebar capped (CA-497-LS); thence S 00 degrees 40'23" E, 232.14 feet to a point; thence N 89 degrees 19'37" E, 15.61 feet to the point of beginning; thence including 15 feet to each side of the following described line, S 00 degrees 26'31" W, 256.54 feet to a point; thence N 89 degrees 35'16" W, 152.63 feet to a point; thence S 09 degrees 48'30" E, 172.64 feet to a point on the Northerly R/W of Shelby County Highway #42 (80' R/W) also being the end of said easement.

For ad valorem tax purposes only, the address for the above described property is 13386 Hwy 43, Vandiver, AL 35176.


The above property is not the homestead or residence of the grantor, or their spouses.

This document was prepared by Rick Battaglia as Scrivener only. Rick Battaglia makes no representation as to the sufficiency or status of title for the above described property.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons

In Witness Whereof, I have hereunto set my hand and seal this 15th day of October, 2018.



Jennifer L. Isbell


STATE OF ALABAMA)

COUNTY OF JEFFERSON)

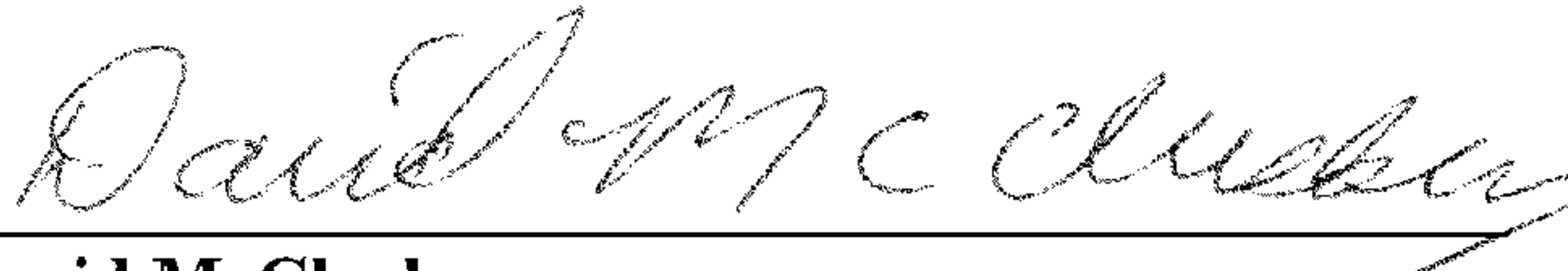
I, the undersigned authority, a Notary Public in and for said County and State hereby certify that of Jennifer L. Isbell, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance she, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 15th day of October, 2018.




NOTARY PUBLIC
My Commission Expires: Nov. 4, 2019

In Witness Whereof, I have hereunto set my hand and seal this 18th day of October, 2018.

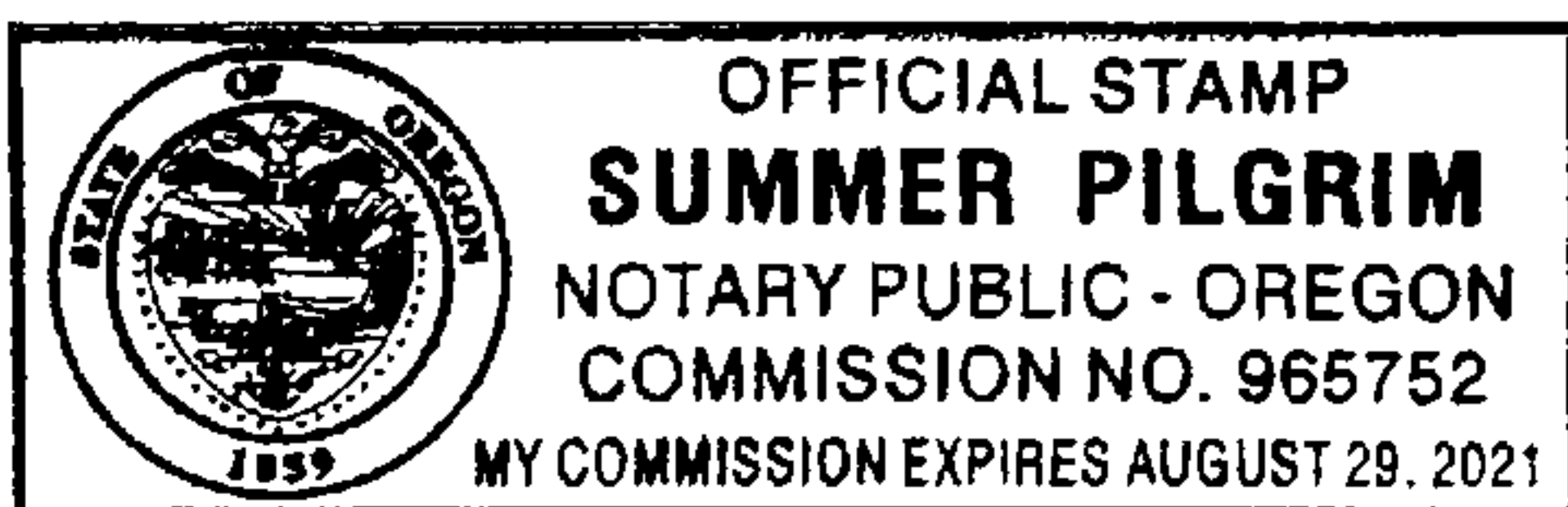

David McCluskey

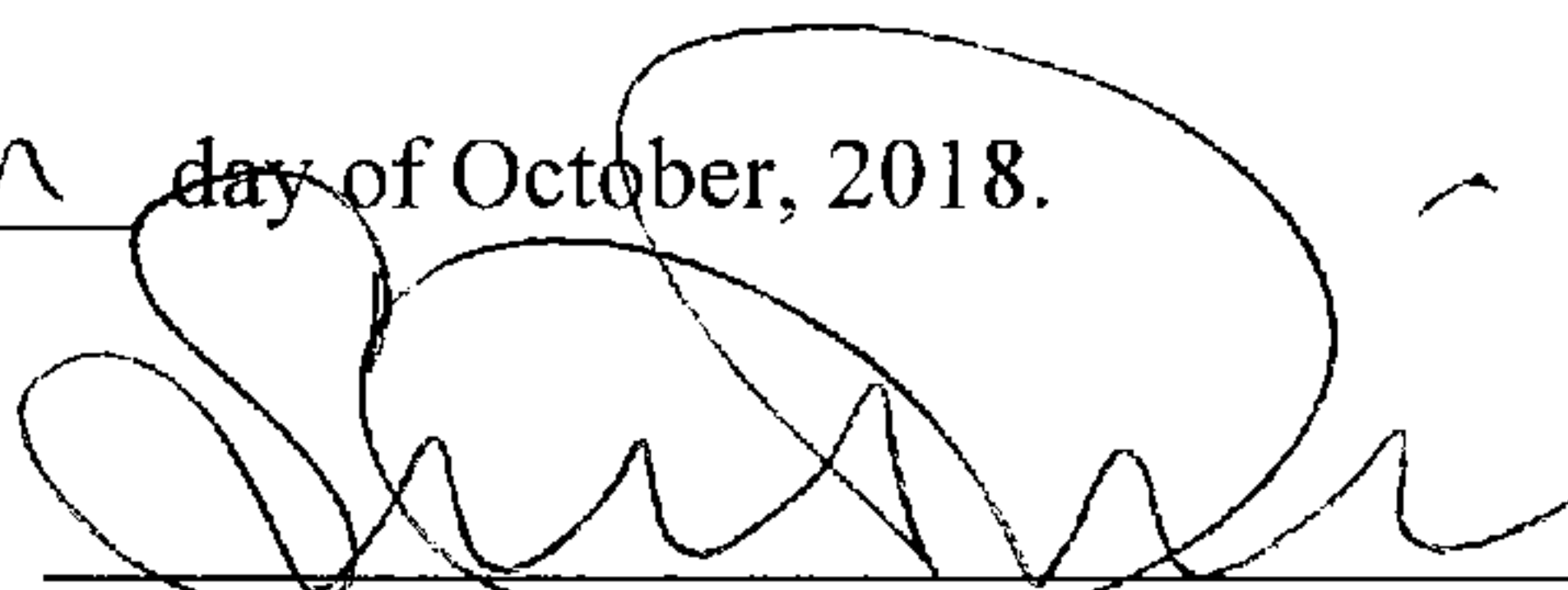
STATE OF Oregon)

COUNTY OF Lincoln)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that of David McCluskey, 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 seal this the 18th day of October, 2018.




NOTARY PUBLIC
My Commission Expires: 8/29/21

THIS INSTRUMENT PREPARED BY: Rick Battaglia, Attorney at Law, 1753 Covington Ridge, Auburn, AL 36830 AFTER RECORDING RETURN TO:
Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

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

Grantor's Name JENNIFER L. ISBELL, A MARRIED WOMAN
Mailing Address AND DAVID MCCLUSKEY, A SINGLE MAN
165 ISBELL CIR
RAGLAND, AL 35131

Grantee's Name STEPHANIE MARIE LEDLOW
Mailing Address 7263 PRESIDENT ST
LEEDS, AL 35094

Property Address 13386 HWY 43
VANDIVER, AL 35176

Date of Sale OCTOBER 15, 2018
Total Purchase Price \$ 15,000.00
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 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 ANTHONY METCALFE

Unattested _____

Sign 
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/29/2018 10:00:58 AM
\$36.00 CHERRY
20181029000381530

(verified by)

Allen S. Bayl

Form RT-1