

ACT OF CONVEYANCE

UNITED STATES OF AMERICA

BY: CAROL ISAMINGER

STATE OF ALABAMA

TO: ISAMINGER FAMILY TRUST

COUNTY OF SHELBY

On this 20<sup>th</sup> day of November, 2018, before me, the undersigned Notary Public, duly commissioned and qualified in and for the aforesaid parish and estate and in the presence of the undersigned competent witnesses, personally came and appeared:

CAROL ISAMINGER, (SSN XXX-XX-■■■■), adult resident of the County of Jefferson, State of Alabama, who declared unto me, Notary, that she has been married twice, first to Ronald Morgan from whom she is divorced, and second to Thomas Cerullo from whom she is divorced and she has not since remarried, that she is not a foreign party, whose mailing address is 5031 English Turn, Birmingham, AL 35242;

(Referred to as the "Conveyor," whether one or more)

who, after being duly sworn, declared that, by these presents, they hereby grant, bargain, convey, transfer, assign, set over, abandon and deliver, without warranty of title but with substitution and subrogation in and to all of the rights and actions of warranty that they have or may have against all preceding owners and vendors, unto:

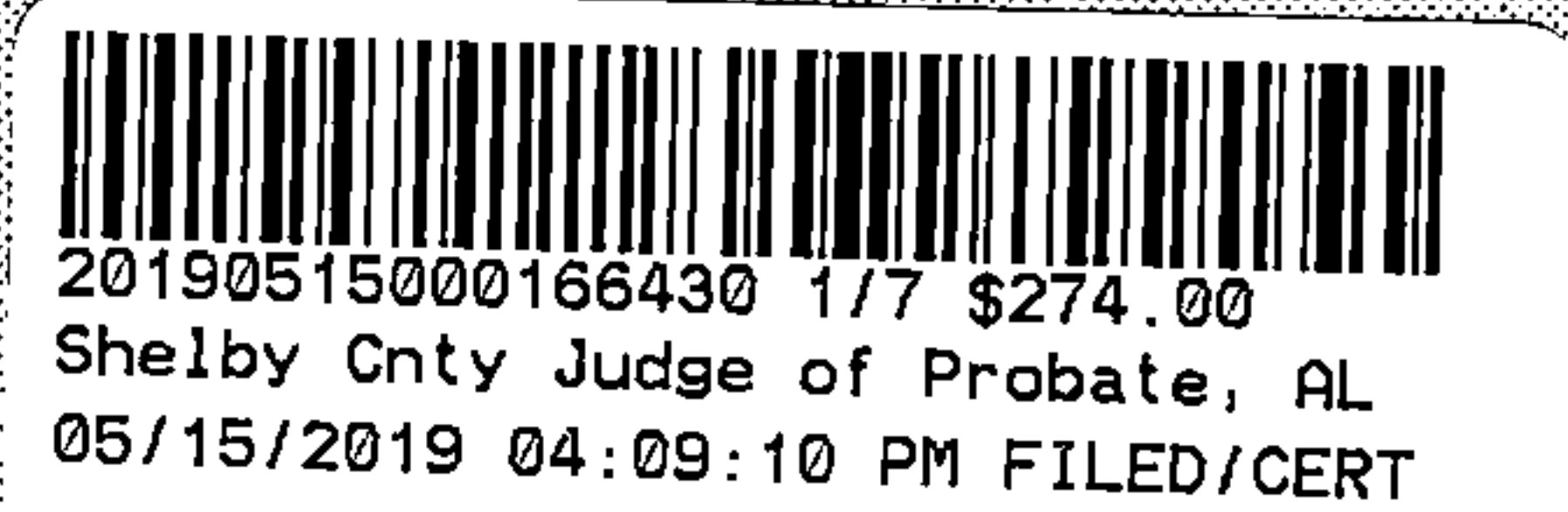
ISAMINGER FAMILY TRUST, a trust created under the laws of the State of Louisiana, appearing herein through its duly appointed trustee, Wendy Morgan Teresi, further declaring that it is not a foreign party, whose mailing address is 1044 Cole Circle, Birmingham AL 35242;

(the "TRUST")

here present and accepting and acquiring for itself and its successors and assigns and acknowledging due delivery and possession thereof, all and singular the following interest in the following described immovable properties.

**PROPERTY 1:**

THOSE CERTAIN CONDOMINIUM UNITS, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes and appurtenances thereunto belonging or in anywise appertaining, designated as UNIT 208, including an undivided 2.9883% ownership interest in the Common Elements and Limited Common Elements, as more fully set forth in that certain Condominium Declaration creating and establishing condominium property regime known as GOLD WEST CHALET CONDOMINIUM, by act passed before Jess R. Nelson, N.P., dated November 20, 1979, registered in COB 970, Folio 692, records of Jefferson Parish, Louisiana, together with survey, plat and other instruments and documents annexed thereto and incorporated by reference therein, which establishes



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GOLD WEST CHALET CONDOMINIUM, and which includes among Common Elements thereon, the following described properties:

**ONE CERTAIN LOT OF GROUND**, together with all the buildings and improvements thereon, and all the rights, ways, privilege, servitudes and appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of Jefferson, State of Louisiana, in **COURTLAND PARK SUBDIVISION**, being a resubdivision of portion of Lot 9 of Rosedale Plantation, by J.J. Krebs & Sons, Surveyors, dated January 15, 1963, approved by the Jefferson Parish Council, Ordinance No. 5925, dated February 14, 1963, registered in COB 567, folio 649, and according to which plan of resubdivision, said lot is designated as **LOT NO. 3 of SQUARE "E"** and is described as follows:

**LOT NO. 3** commences at a distance of 149.0 feet from the corner of Cleary Avenue and 33<sup>rd</sup> Street and measures 62 feet front on Cleary Avenue, same width in the rear, by a depth on the side of Lot NO. 2 of 213.30 feet and a depth on the side of Lot No. 4 of 212.22 feet, all as more fully shown on Survey by J.J. Krebs & Sons, Inc. Surveyors, dated June 6, 1966.

Being the same property acquired from John G. Griggs, by Act before Walter R. Fitzpatrick, Jr., N.P. dated July 8, 1971 and registered in COB 738, Folio 863, Parish of Jefferson. And further acquired by Farrell Chatelain from Carol Clesi before Jarrell E. Godfrey, Jr., N.P., dated November 22, 1972, registered in COB 776, Folio 929, records of Jefferson Parish, Louisiana. (Lot 3 of Square "E"). (1) Right-of-way granted by John R. Neyrey and Henry G. Neyrey, Jr., to Louisiana Power and Light Company, dated April 29, 1963, registered in COB 570, Folio 129, to construct, operate and maintain electric distribution lines over the rear of easterly 10 feet. (2) Servitude of Private Drive by act before Martin P. Kelly, Jr., N.P. dated June 20, 1966.

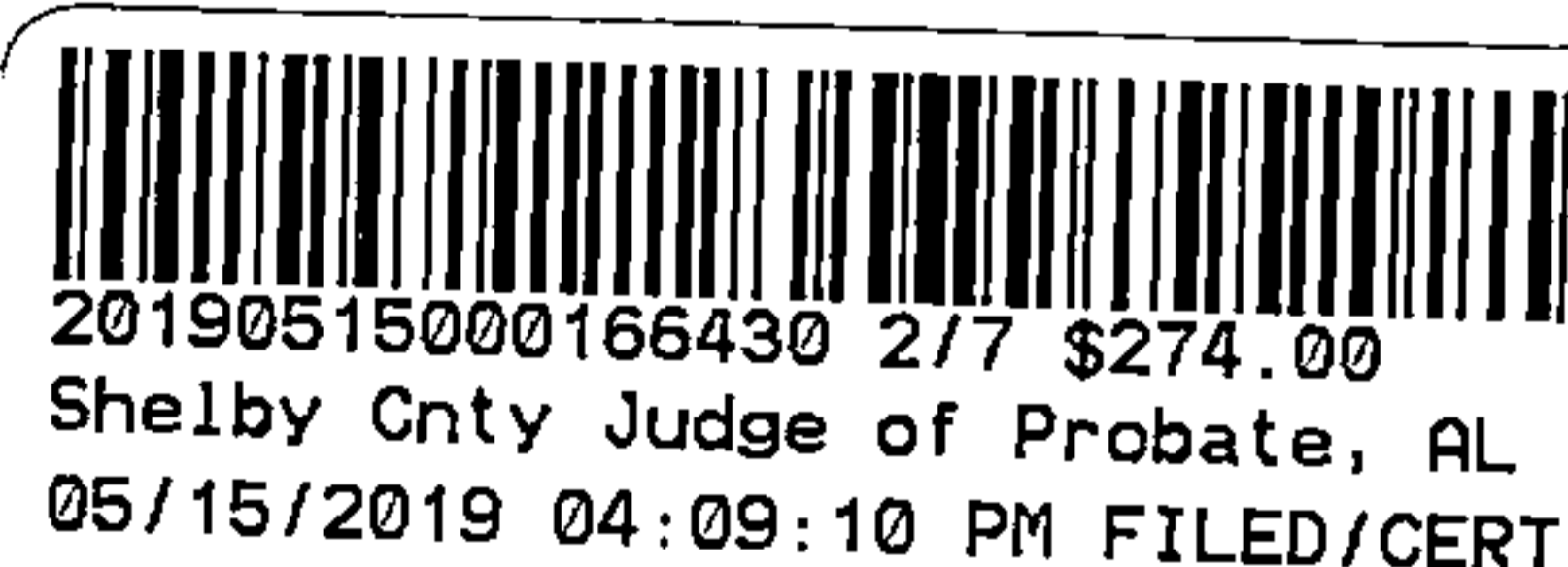
**AND, FOUR CERTAIN LOTS OR PARCELS OF GROUND**, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in the **PARISH OF JEFFERSON, STATE OF LOUISIANA**, in **COURTLAND PARK SUBDIVISION** in **SQUARE "E" THEREOF**, being a resubdivision of Lots 1 and 2 into **LOTS 1-A, 2-A, 1-B and 2-B of SQUARE "E"** by a resubdivision plan by J.J. Krebs & Sons, Inc., dated November 5, 1968, registered in COB 698, Folio 374, on May 29, 1969, and according to said plan of resubdivision, said lots are designated as **LOTS 1-A, 2-A, 1-B, and 2-B of SQUARE "E"**, **COURTLAND PARK SUBDIVISION**, and measure and are designated as follows:

**LOT 1-A of SQUARE "E"**, which said square is bounded by Cleary Avenue, 33<sup>rd</sup> Street, Vernon Avenue, forms the corner of Cleary Avenue and 33<sup>rd</sup> Street and measure thence 79' feet front on Cleary Avenue, has a width in the rear of 66.30' feet, a depth and front on 33<sup>rd</sup> Street of 101.09' feet, and a depth on the opposite sideline of 100.30' feet.

**LOT 2-A of SQUARE "E"** which said square is bounded by Cleary Avenue, 33<sup>rd</sup> Street and Vernon Avenue, commences 79' feet from the corner of Cleary Avenue and 33<sup>rd</sup> Street and measures thence 70' feet front on Cleary Avenue, same width in the rear, by a depth of 100.30' feet, between equal and parallel lines.

**LOT 1-B of SQUARE "E"** commences 101.09 feet from the corner of Cleary Avenue and 33<sup>rd</sup> Street and measures thence 55.43' feet front on 33<sup>rd</sup> Street, has a width in the rear of 55' feet, a depth on the sideline nearer Cleary Avenue of 136.30' feet and a depth on the opposite sideline of 129.38' feet.

**Lot 2-B of SQUARE "E"** commences 156.52' feet from the corner of Cleary



Avenue and 33<sup>rd</sup> Street and measures thence 59.60' feet front on 33<sup>rd</sup> Street, has a width in the rear of 58' feet, a depth on the sideline nearer Cleary Avenue of 129.38' feet and a depth on the opposite sideline of 121.96' feet.

All as more fully shown in accordance with the survey of J.J. Krebs & Sons, Inc., dated March 15, 1974.

Being the same property acquired by Farrell J. Chatelain from William H. Ryan by Act before Roy L. Price, N.P. dated June 17, 1974, registered in COB 816, Folio 86, Parish of Jefferson.

The units are more fully identified as Units 208, 2305 Cleary Avenue, Metairie, LA 70001.

Tax Assessment No. 0820044542

**PROPERTY 2:**

**THREE CERTAIN LOTS OF GROUND**, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of Jefferson, State of Louisiana, in that part thereof known as **MANSON SUBDIVISION**, in **SQUARE 318** thereof, bounded by **CLEARY AVENUE**, **WHEAT** (formerly Hollywood Street) **DRIVE**, **SHERIDAN** (formerly Highland Street) **AVENUE** and **MOUTON STREET**, designated as **LOTS 34, 35 and 36** on the survey made by Edward L. Clinton, Land Surveyor, dated January 30, 1985, and according to which, said lots adjoin each other and measure each 20 feet front on Cleary Avenue, the same width in the rear, by a depth of 131.25 feet between equal and parallel lines. Lot 36 commences at a distance of 480 feet from the corner of Cleary Avenue and Wheat (formerly Hollywood Street) Drive. And according to survey made by Edward L. Clinton, Land Surveyor, dated September 22, 1986, a copy of which is annexed hereto, said lot is shown to have the same designation, location and dimensions as mentioned above.

The improvements thereon bear the Municipal No. 4632 Cleary Avenue, Metairie, Louisiana 70002.

Tax Assessment No. 0820015360

**PROPERTY 3:**

Lot 5, according to the Survey of the Final Record of Greystone Farms, English Turn Sector, Phase 2, as recorded in Map Book 21, Page 46, in the Probate Office of Shelby County, Alabama.

The improvements thereon bear the Municipal No. 5031 English Turn, Birmingham, AL 35242.

Tax Assessment No. 03-8-340-002-005.000

**PROPERTY 4:**

Edward Jones Account No. [REDACTED]

(the "Property")

To have and to hold the Property unto the **TRUST** and its successors and assigns.

The parties waive the production of mortgage, conveyance and tax research certificates and



20190515000166430 3/7 \$274.00  
Shelby Cnty Judge of Probate, AL  
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all other certificates and researches required by law and relieve and release me, Notary Public, from all liability with respect thereto. The parties hereby acknowledge that no legal or tax advice whatsoever was offered by the undersigned or Mollere, Flanagan & Landry, LLC as to the appropriateness transferring the Property into this company, that, instead, the undersigned expressly advised them to consult with their own legal and tax counselors before making this transfer.

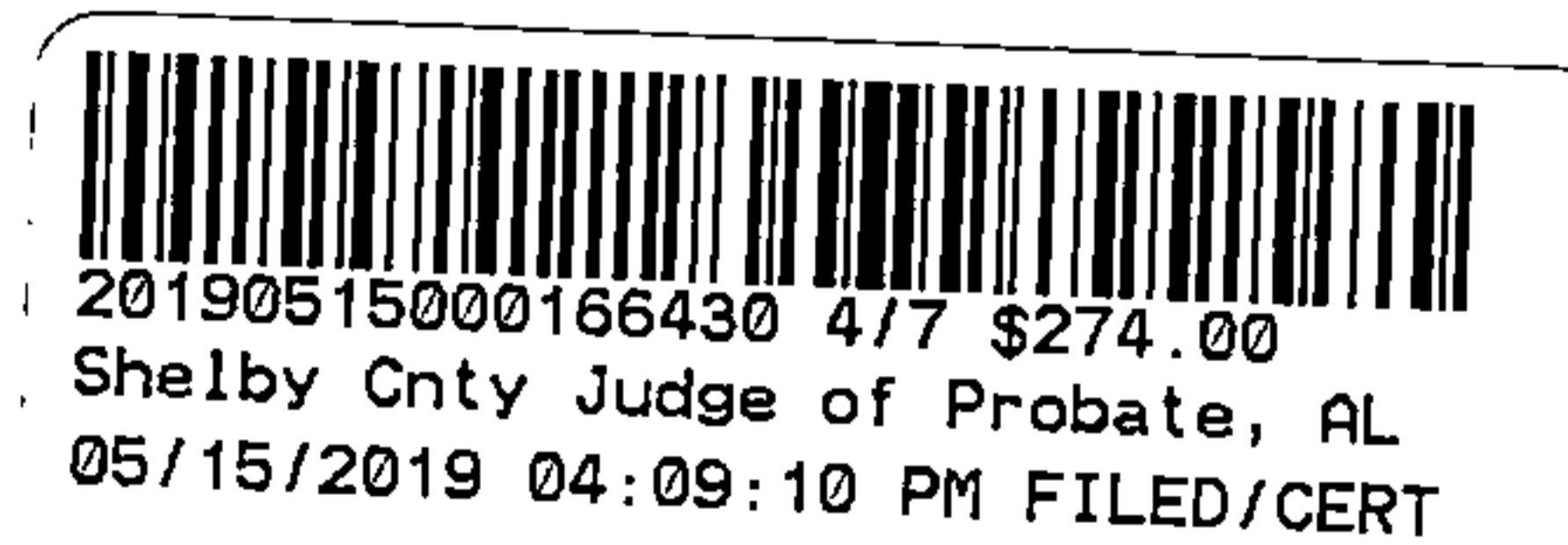
Seller hereby declares under oath to me, Notary, that the Property stands registered in the name of Seller, that it has not been heretofore alienated by Seller

Under La. Const. art VII, § 20 (A) (3), the homestead exemption shall extend to property owned by a trust when the beneficiaries of the trust are 1) settlors of the trust, 2) were the immediate prior owners of the homestead, 3) have conveyed their interest into the trust, 4) the homestead exemption would otherwise apply if the Property were not owned in trust, and 5) Carol Isaminger shall continue to reside in the Property as settlor of the trust. Because all of these requirements are met, the property should continue to be eligible for the homestead exemption.

**THE PARTIES HERETO TAKE COGNIZANCE THAT NO TITLE EXAMINATION ON THE HEREIN DESCRIBED PROPERTY IN CONNECTION WITH THIS ACT HAS BEEN MADE BY THE UNDERSIGNED NOTARY, AND DO HEREBY RELIEVE AND RELEASE ME, NOTARY, FROM ANY AND ALL LIABILITY AND RESPONSIBILITY IN CONNECTION WITH ANY TITLE DEFECTS WHICH MIGHT HAVE BEEN DISCLOSED BY SUCH TITLE EXAMINATION.**

**NO OPINION WHATSOEVER HAS BEEN OFFERED OR GIVEN BY THE UNDERSIGNED AS TO WHETHER THE PROPER PROCEDURE HAS BEEN FOLLOWED RELATING TO THIS TRANSFER.**

**THE PARTIES HERETO DO HEREBY WAIVE THE PRODUCTION OF A SURVEY, AS WELL AS A MORTGAGE, CONVEYANCE AND TAX CERTIFICATES AND RELIEVE AND RELEASE ME, NOTARY, FROM ANY AND ALL LIABILITY AND RESPONSIBILITY IN CONNECTION WITH THE NON-PRODUCTION OF SAME. THE PARTIES HAVE BEEN ADVISED THAT IT WAS IN THEIR BEST INTEREST TO OBTAIN A TITLE EXAMINATION AND A SURVEY BEFORE ACQUIRING THE PROPERTY.**



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It is expressly agreed that the immovable property herein conveyed and all improvements and component parts, plumbing, electrical systems, mechanical equipment, heating and air-conditioning systems, built-in-appliances, and all other items located hereon are conveyed by Sellers and accepted by Purchasers "AS IS, WHERE IS," without any warranties of any kind whatsoever.

THUS DONE AND PASSED in multiple originals on the date first set forth above, in the presence of the undersigned competent witnesses, who signed their names with the appearers and me, Notary Public, after due reading of the whole.

WITNESSES TO ALL SIGNATURES

CONVEYOR

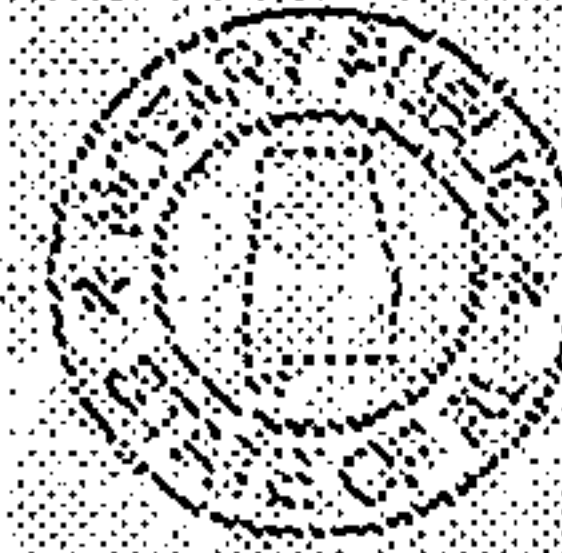
[Handwritten Signature]  
[Handwritten Signature]

[Handwritten Signature]  
CAROL ISAMINGER

ISAMINGER FAMILY TRUST

By: [Handwritten Signature]  
WENDY MORGAN TERESA TRUSTEE

[Handwritten Signature]  
NOTARY PUBLIC



Brad E. Sweeney  
Notary Public State of AL  
My Comm. Expires March 15, 2019

Barcode  
20190515000166430 5/7 \$274.00  
Shelby Cnty Judge of Probate, AL  
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05/15/2019 04:09:10 PM FILED/CERT

STATE OF LOUISIANA  
PARISH OF JEFFERSON

Gretna, Louisiana  
Feb 26th, 2019

I, Melinda Williams, Deputy Clerk of Court for the Parish of Jefferson, State of Louisiana, do hereby certify that this document is a true and correct copy of a TRANSFER CB registered as Instrument #IT 900278, and recorded in CB 9415 Page/Folio 887, in the Parish of Jefferson, State of Louisiana, this 26th day of Feb, 2019.

A handwritten signature in black ink, appearing to read "Melinda Williams", written over a horizontal line.

Melinda Williams  
Deputy Clerk

Real Estate Sales Validation Form

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

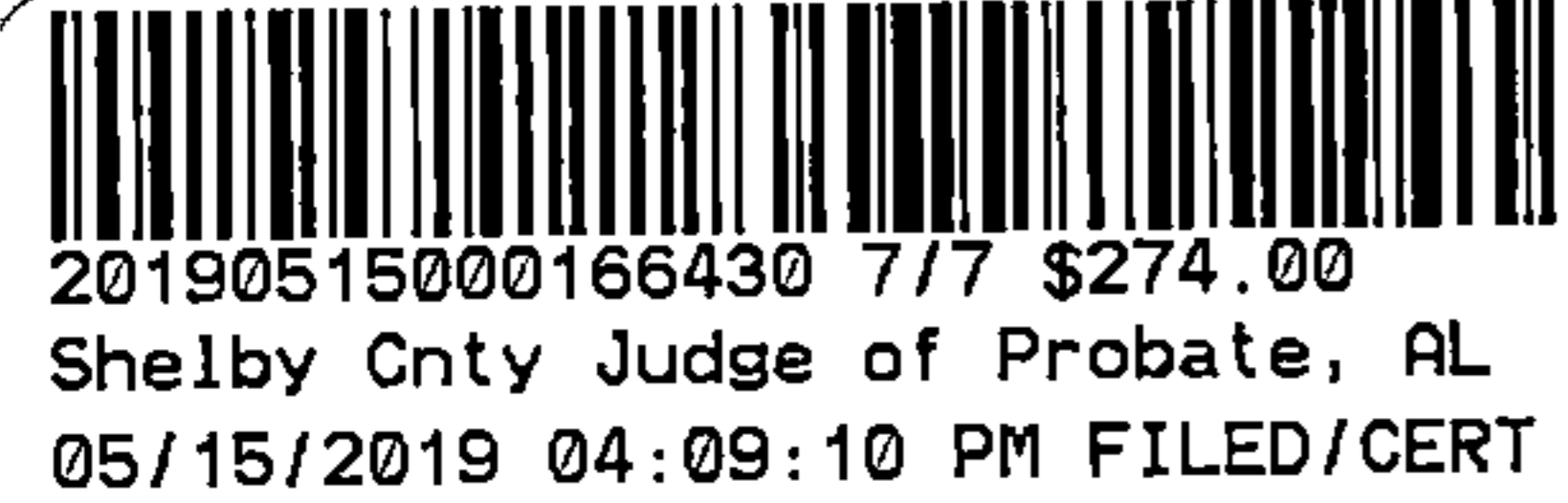
FAMILY

Grantor's Name CAROL ISAMINGER
Mailing Address 5031 ENGLISH TURN BIRMINGHAM AL 35242

Grantee's Name ISAMINGER TRUST
Mailing Address 1044 COLE CIRCLE BIRMINGHAM AL 35242

Property Address 5031 ENGLISH TURN BIRMINGHAM AL 35242

Date of Sale 11/20/2018
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 241,000.00



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
[X] Other ASSESSOR

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 5/14/19

Print Lisa Orlando
LISA ORLANDO

Unattested

Shelby County, AL 05/15/2019
State of Alabama
Deed Tax: \$241.00

Sign

(Grantor/Grantee/Owner/Agent) circle one