



20191101000404440 1/3 \$57.00
Shelby Cnty Judge of Probate, AL
11/01/2019 10:57:33 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
WEATHINGTON, MOORE, WEISSKOPF & HILL P.C.
Post Office Box 310
Moody, Alabama 35004

Send Tax Notice to:
Sharon Sweezey
1488 Hwy 491
Vandiver, AL 35176

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Dollars (\$100.00) to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Ruby J. Isbell**, an unmarried woman (hereinafter referred to as Grantor), grant, bargain, sell and convey unto **Sharon Sweezey** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2, according to the survey of the Ruby Isbell Family Subdivision, situated in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 11, Township 18 South, Range 1 East, as recorded in Map Book 39, page 99, in the Probate Office of Shelby County, Alabama.

DEED PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR TITLE INSURANCE; LEGAL DESCRIPTION FURNISHED BY GRANTOR.

Ruby J. Isbell is the surviving Grantee of that certain deed recorded March 3, 1994, Instrument No. 1994-06919 in the Probate Office of Shelby County, Alabama, the other Grantee, J.T. Isbell, having died on or about February 28, 1995.

TO HAVE AND TO HOLD to the said Grantee, her heirs, successors and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, her heirs, successors 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, her heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd day of March, 2013.


RUBY J. ISBELL

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Ruby J. 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 22 day of Mach, 2013.

Sanja K. Whener
Notary Public

My Commission expires: 6/1/2014



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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 Ruby J Isbell
Mailing Address 1488 Hwy 491
Vandiver AL
35176

Grantee's Name Sharon Swezey
Mailing Address 63 Cotton Road
Vandiver AL
35176

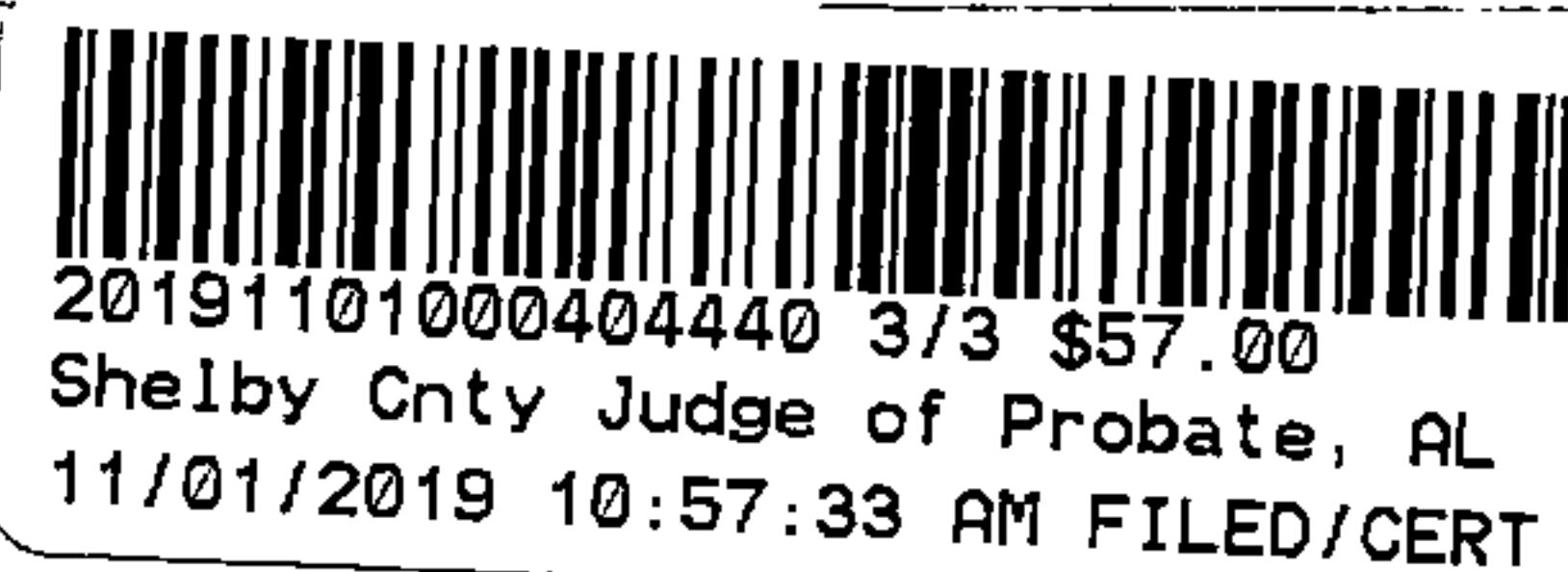
Property Address 63 Cotton Road
Vandiver AL
35176

Date of Sale 03/22/2013
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 28,890.00

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
☐ 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 Nov 01 2019

Print

Sharon Swezey

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1