

THIS INSTRUMENT PREPARED BY:
HILL, GOSSETT, KEMP & HUFFORD, P.C.
Post Office Box 310
Moody, Alabama 35004

Send Tax Notice To:
Rodger & Stephanie Isbell
334 Highway 474
Leeds, AL 35094

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
ST. CLAIR 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, we, RODGER ISBELL and STEPHANIE C. ISBELL (herein collectively referred to as Grantor) do grant, bargain, sell and convey unto RODGER DEAN ISBELL and wife, STEPHANIE C. ISBELL (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE PROPERTY DESCRIBED ATTACHED HERETO AS EXHIBIT "A" AND
INCORPORATED HEREIN BY REFERENCE.

Rodger Isbell and Rodger Dean Isbell are one and the same person.
The purpose of this deed is to convey title into the Grantees with the Right of Survivorship.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal this 21st day of January 2020.


Rodger Isbell


Stephanie C. Isbell

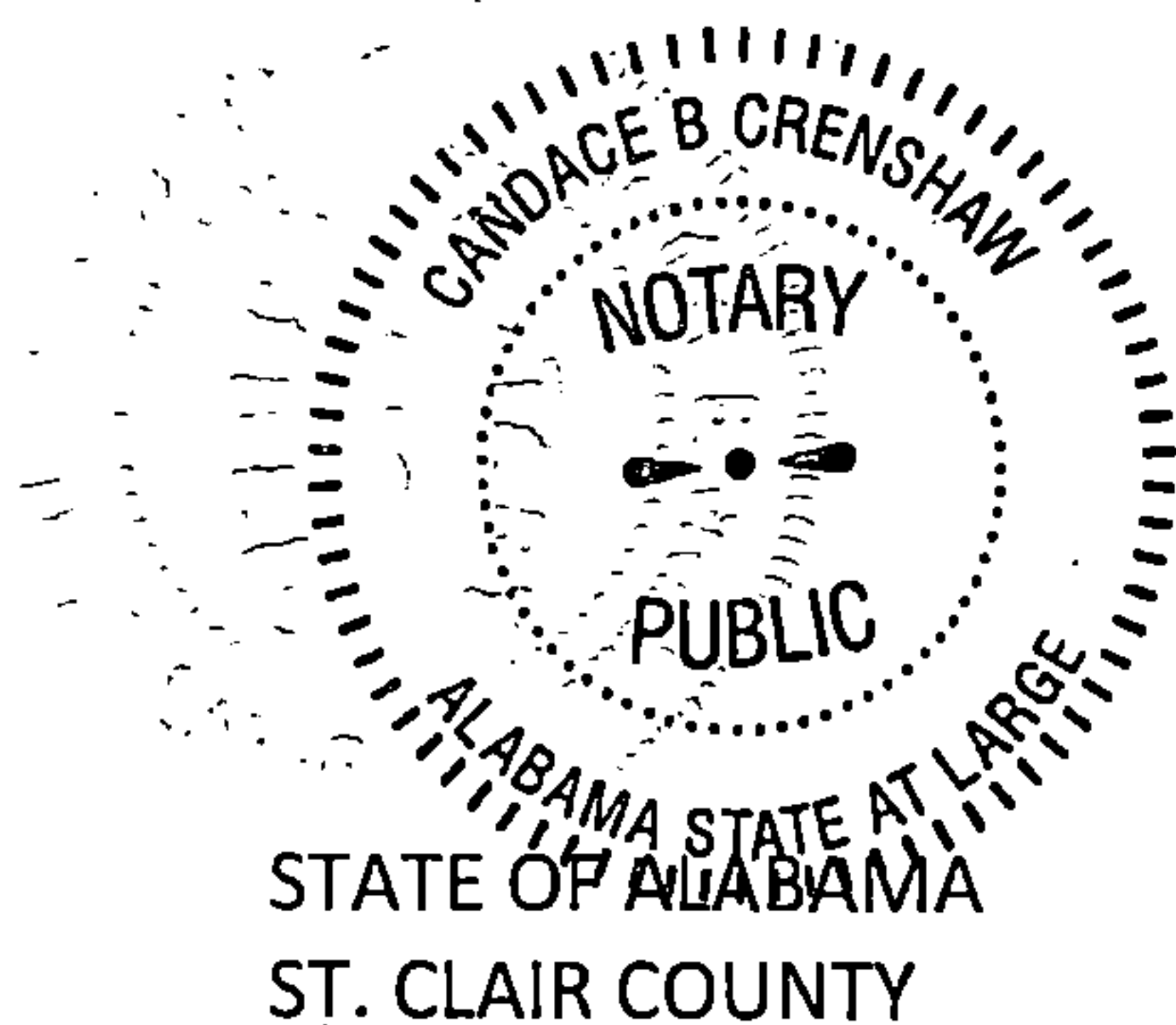
Shelby County, AL 01/30/2020
State of Alabama
Deed Tax: \$19.00


20200130000040360 1/4 \$50.00
Shelby Cnty Judge of Probate, AL
01/30/2020 02:38:50 PM FILED/CERT

STATE OF ALABAMA
ST. CLAIR COUNTY

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

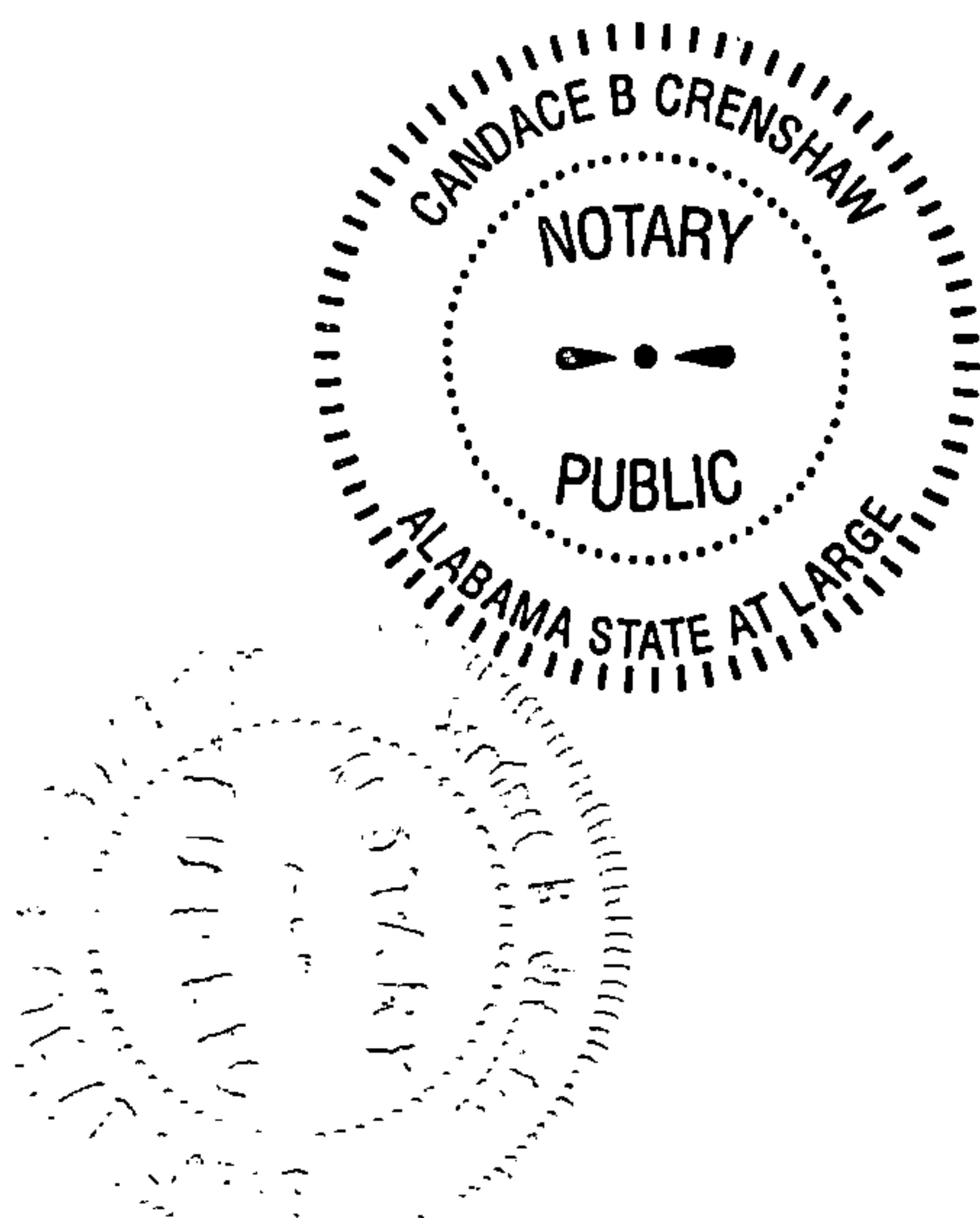
Given under my hand and official seal this 21ST day of January, 2020.



Candace B. Crenshaw
Notary Public
My commission expires: 10/05/2020

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that STEPHANIE C. 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, Se executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21ST day of January, 2020.



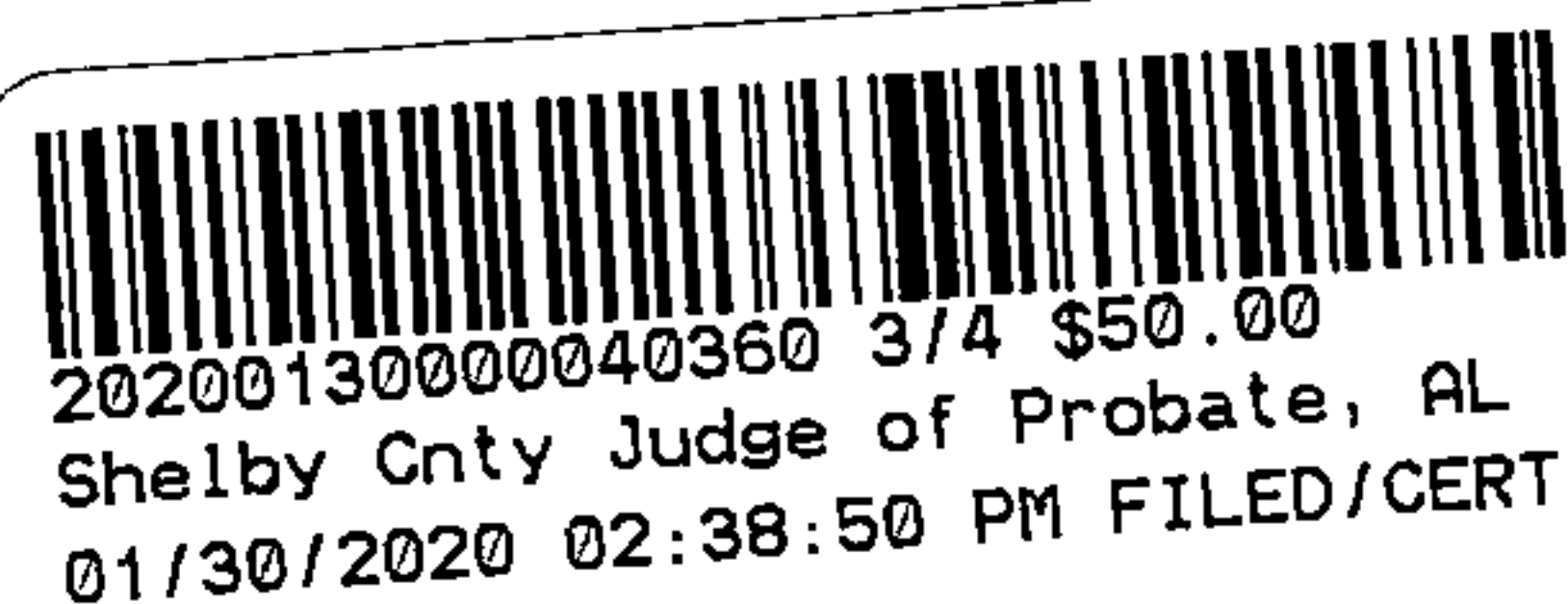
Candace B. Crenshaw
Notary Public
My commission expires: 10/05/2020


20200130000040360 2/4 \$50.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"
PROPERTY DESCRIPTION

From the Northwest corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3, Township 18 South, Range 1 East, go South 84 degrees 31 minutes 11 seconds East a distance of 458.39 feet; thence South 57 degrees 46 minutes 12 seconds East a distance of 641.01 feet to an Iron; thence South 03 degrees 57 minutes 56 seconds West a distance of 180.07 feet, thence South 76 degrees 06 minutes 39 seconds East a distance of 156.07 feet to an Iron; thence South 07 degrees 33 minutes 12 seconds East a distance of 109.81 feet to an Iron for a point of beginning, thence South 07 degrees 33 minutes 11 seconds East a distance of 150.00 feet to an Iron; thence North 85 degrees 49 minutes 43 seconds East a distance of 96.63 feet to an Iron; thence North 00 degrees 05 minutes 46 seconds West a distance of 150.00 feet to an Iron; thence South 85 degrees 53 minutes 12 seconds West a distance of 116.14 feet to the point of beginning. Containing 0.4 acres and lying in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3, Township 18 South, Range 1 East, Shelby County, Alabama.

TOGETHER WITH THE FOLLOWING DESCRIBED NON-EXCLUSIVE DRIVEWAY EASEMENT: From the Northwest corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3, Township 18 South, Range 1 East, go South 84 degrees 31 minutes 11 seconds East a distance of 458.39 feet; thence South 57 degrees 46 minutes 12 seconds East a distance of 641.01 feet to an Iron, thence South 03 degrees 57 minutes 56 seconds West a distance of 180.07 feet; thence South 78 degrees 06 minutes 39 seconds East a distance of 156.87 feet to an Iron; thence South 07 degrees 33 minutes 12 seconds East a distance of 109.81 feet to an Iron; thence North 85 degrees 53 minutes 12 seconds East a distance of 116.14 feet to an Iron; thence South 00 degrees 05 minutes 46 seconds East a distance of 10.00 feet to the point of beginning of the right-of-way herein described; an easement 20 feet wide lying North and West of the following described lines; from the above said point of beginning; go North 63 degrees 23 minutes 01 seconds East a distance of 26.06 feet; thence North 03 degrees 30 minutes 16 seconds East a distance of 105.00 feet; thence North 49 degrees 27 minutes 08 seconds West a distance of 42.41 feet to the Southerly right-of-way of a county road and the end of said easement. According to survey of Walter W. Coleman, Jr., AL Reg. #13409 dated May 5, 1988.



REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name : Rodger Isbell
334 Highway 474
Leeds, AL 35094

Grantees Names: Rodger Dean Isbell & Stephanie C. Isbell
334 Highway 474
Leeds, AL 35094

Mailing Address : Same

Mailing Address : Same

Property Address: Same

Date of Sale: 11/30/2019

Total Appraised Value \$ 38,000.00

1/2 - 19,000

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 - Tax
☒ Other - Life Estate

In 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 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 evidence 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 us 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)

Date : 1/21/2020

Print : Rodger Isbell

Unattested
Verified by:



20200130000040360 4/4 \$50.00
Shelby Cnty Judge of Probate, AL
01/30/2020 02:38:50 PM FILED/CERT

Sign

Rodger Isbell

Grantor