



20200810000342050 1/3 \$33.00  
Shelby Cnty Judge of Probate, AL  
08/10/2020 02:09:26 PM FILED/CERT

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

Send Tax Notice To:  
565 Aradon Dr.  
Odenville, AL 35120

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
SHELBY COUNTY

Shelby County, AL 08/10/2020  
State of Alabama  
Deed Tax: \$5.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor or Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we, Willis Isbell, Jr., an unmarried man, by and through his Attorney in Fact, William J. Davis, Jr. (herein referred to as Grantors) do grant, bargain, sell and convey unto William J. Davis, Jr. and Amanda L. Davis (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:

**The West 500 feet of the SE1/4 of the SE1/4 of Section 4, Township 18 South, Range 1 East, lying Southeast of the Central of Georgia Railroad track**

**ALSO an existing 25 foot right of way which is located 500 feet East of the West line of the SE1/4 of SE1/4 of Section 4, Township 18 South, Range 1 East, lying on the North side of Central of Georgia Railroad tract right of way and extending northerly to Highway #25**

**Willis Isbell, Jr. is the surviving grantee in that certain deed recorded in Instrument No. 20041230000707180 in the Probate Office of Shelby County; the other grantee, Cynthia D. Isbell, having died on or about the 15<sup>th</sup> day of February, 2005.**

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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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.



20200810000342050 2/3 \$33.00  
Shelby Cnty Judge of Probate, AL  
08/10/2020 02:09:26 PM FILED/CERT

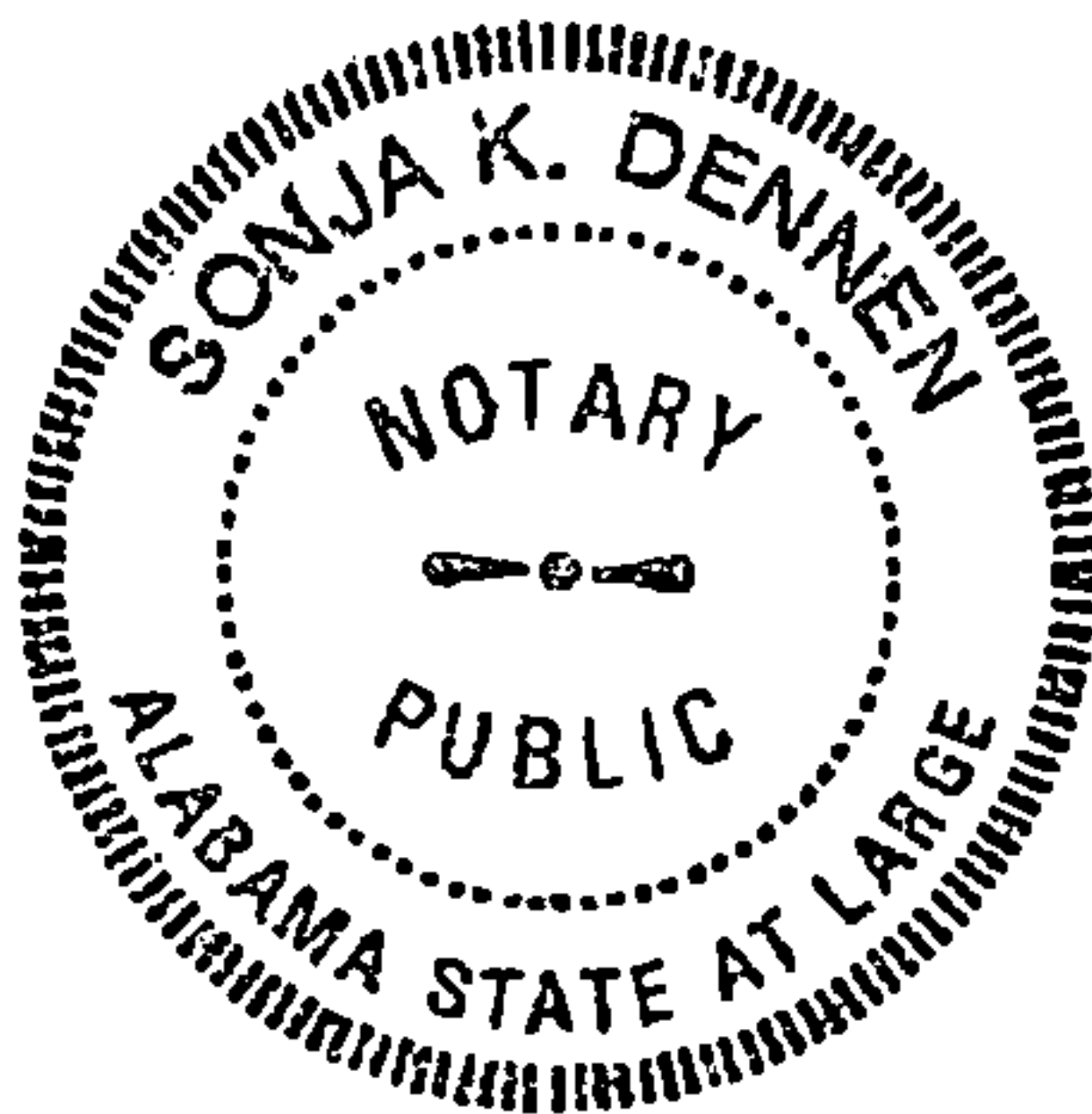
IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 3 day of August, 2020.

Willis Isbell, Jr. by William J. Davis, Jr.  
Willis Isbell, Jr. by William J. Davis, Jr.,  
his Attorney in Fact

STATE OF ALABAMA  
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that William J. Davis, Jr., whose name(s) as Attorney in Fact for Willis Isbell Jr. 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 as such Attorney in Fact and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3 day of August, 2020



Sonja K. Dennen  
Notary Public

My Commission Expires: 6/4/2022

# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 19

20200810000342050 3/3 \$33.00  
Shelby Cnty Judge of Probate, AL  
08/10/2020 02:09:26 PM FILED/CERT

Grantor's Name Willis Isbell, Jr.  
Mailing Address 55 Tunnel Rd.  
Leeds, AL 35094

Grantee's Name William J. Davis, Jr. and  
Amanda L. Davis  
Mailing Address 565 Aradon Dr.  
Odenville, AL 35120

Property Address West 500 ft. of SE1/4 of the SE1/4,  
Sec. 4, T18S, R1 E

Date of Sale August 3, 2020

Total Purchase Price \$

or  
Actual Value \$ 5,000.00

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                     

Print

James E. Hill, Jr.

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1