

20200918000420230
09/18/2020 02:17:06 PM
DEEDS 1/4

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:

PropertyOne, Inc.

5073 Pinehurst Terrace
Birmingham, AL 35242

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **FIVE THOUSAND FIVE HUNDRED AND 00/100 (\$5,500.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Della L. Isbell, an unmarried woman** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **PropertyOne, Inc.** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Attached Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Della L. Isbell is the surviving grantee of the deed recorded in Real 241, Page 460. The other grantee, David Isbell died on or about the 28th day of June, 1997.

Property Address: **263 Smokey Road, Alabaster, AL 35007**

\$0.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

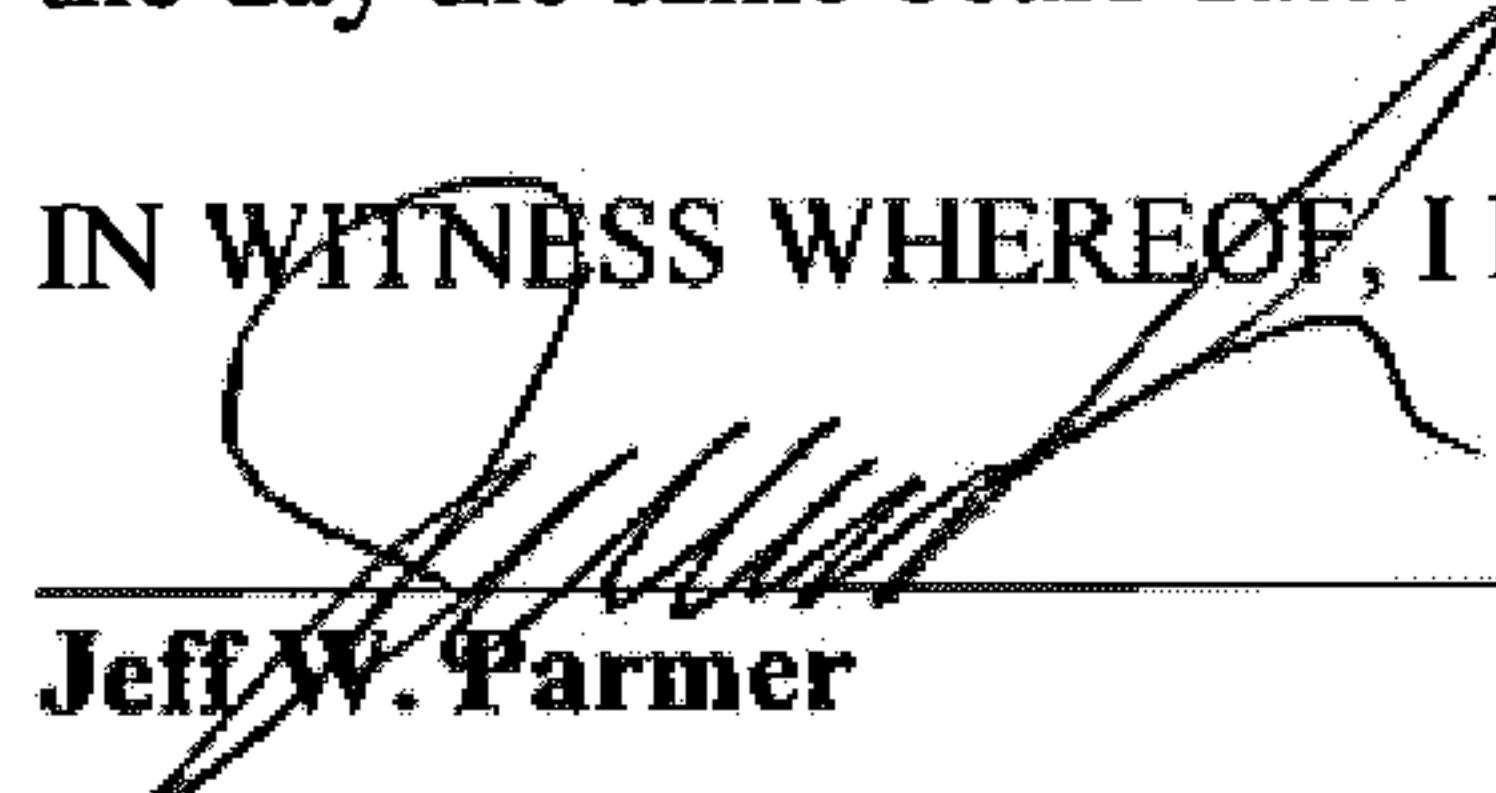
IN WITNESS WHEREOF, said GRANTORS have hereunto set his/her hand and seal this **15th day of September, 2020.**


Della L. Isbell

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Della 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **15th day of September, 2020.**


Jeff W. Farmer

NOTARY PUBLIC
My Commission Expires: **09/13/2024**

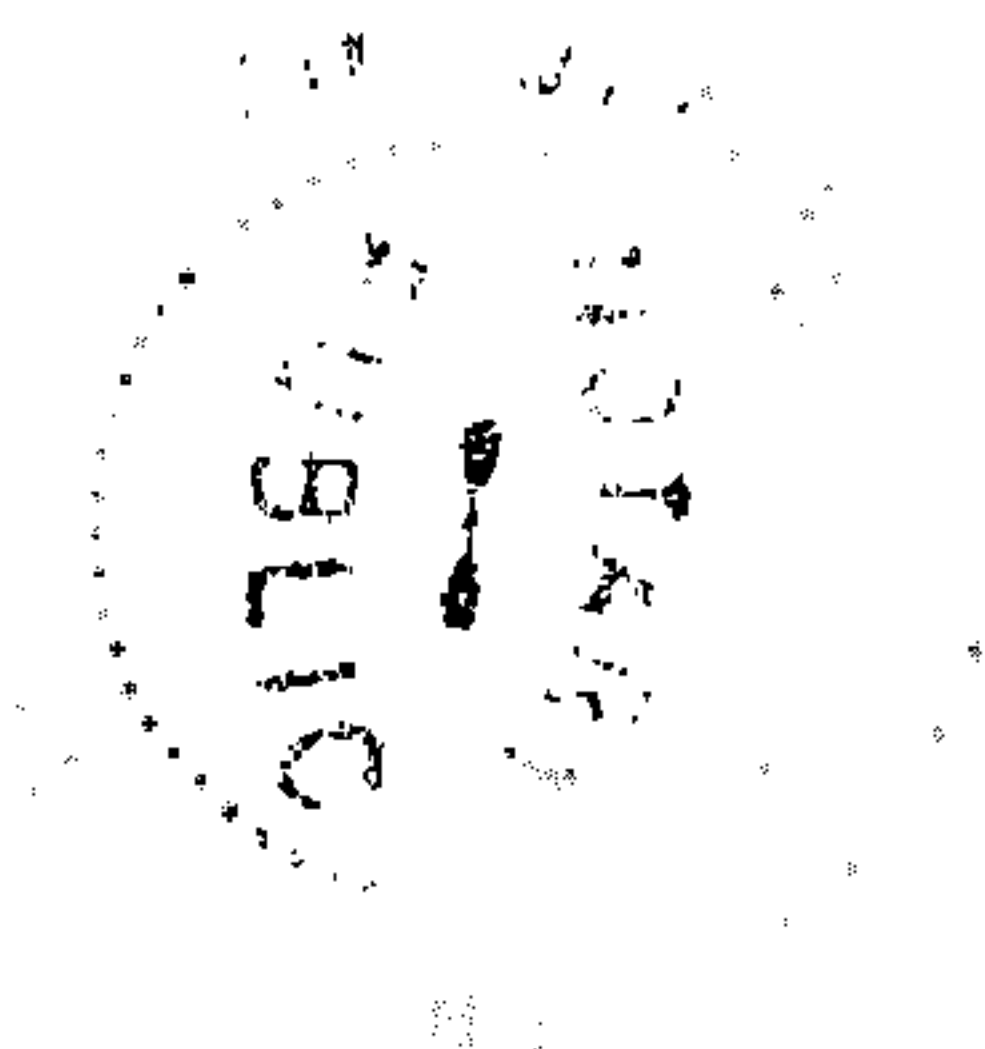


Exhibit A

Legal Description

A part of the SE 1/4 of SW 1/4 of Section 14, Township 21, Range 3 West, described as follows: Beginning where the east line of said forty acres crosses Smoky Road, which point is approx. 500 feet north of the southeast corner of said forty acres, and run westerly along said road 180 feet, more or less, to the southeast corner of lot described in Deed Book 128, Page 243 in the Probate Office of Shelby County, Alabama; thence north along the east line of said lot 420 feet; thence west 210 feet; thence north 210 feet; thence easterly and parallel with the said Smoky Road 400 feet; more or less to the east line of said forty acres; thence south 630 feet along the east line of said forty acres to the point of beginning. Less and except the parcel of land heretofore conveyed to Tammy Blankenship and Wayne Blankenship.

Situated in Shelby County, Alabama.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Della L. Isbell
 Mailing Address 263 Smokey Road
Alabaster, AL 35007

Grantee's Name PropertyOne, Inc.
 Mailing Address 5073 Pinehurst Terrace
Birmingham, AL 35242

Property Address 263 Smokey Road
Alabaster, AL 35007

Date of Sale 09/15/2020

Total Purchase Price \$5500.00

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
☐ 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 9/17/20

Print Jeff W. Parmer

☐ Unattested

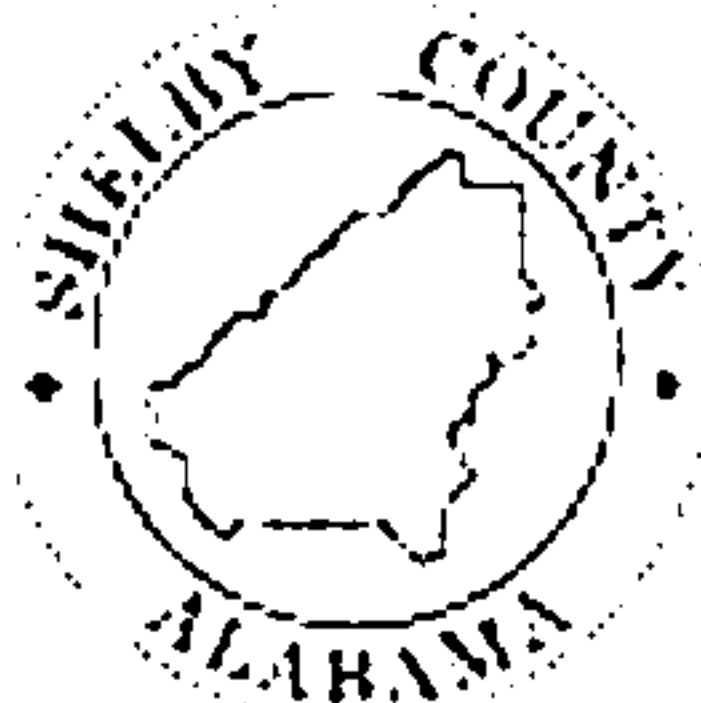
Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/18/2020 02:17:06 PM
 \$36.50 JESSICA
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Allen S. Bayl