

SEND TAX NOTICE TO:

Lesia Ann Isbell and Danny Nelson Isbell Jr.
539 Highway 35
Pelham, AL 35124

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2100077

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Two Hundred Thirty Thousand and 00/100 Dollars (\$230,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jerry McElroy, an unmarried man**, whose address is **375 High Pointe Drive, Hayden, AL 35079** (hereinafter "Grantor", whether one or more), by **Lesia Ann Isbell and Danny Nelson Isbell Jr.**, whose address is **539 Highway 35, Pelham, AL 35124** (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Lesia Ann Isbell and Danny Nelson Isbell Jr.**, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is **539 Highway 35, Pelham, AL 35124**, to-wit:

A Parcel of land situated in the NE 1/4 of the NE 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the northeast corner of Section 24, Township 20 South, Range 3 West and run thence southerly along the East line of said Section 24 a distance of 658.50 feet to a point; thence Westerly and parallel with the North line of said Section 24, a distance of 363.99 feet to a point thence 55 degrees, 05 minutes, 30 seconds left 288.63 feet to a point; thence 90 degrees right 17.10 feet to the point of beginning; thence continue along last described course 181.50 feet to a point on the East right of way line of a public road; thence 89 degrees 09 minutes left and along said East right of way line 240.0 feet to a point; thence 90 degrees 51 minutes left 181.50 feet to a point; thence 89 degrees 09 minutes left 240.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Jerry McElroy is the surviving grantee of that deed recorded in Instrument No. 2001-18229, in the Probate Office of Shelby County, Alabama; the other grantee, Connie D. McElroy, having died on or about the 21st day of December, 2019.

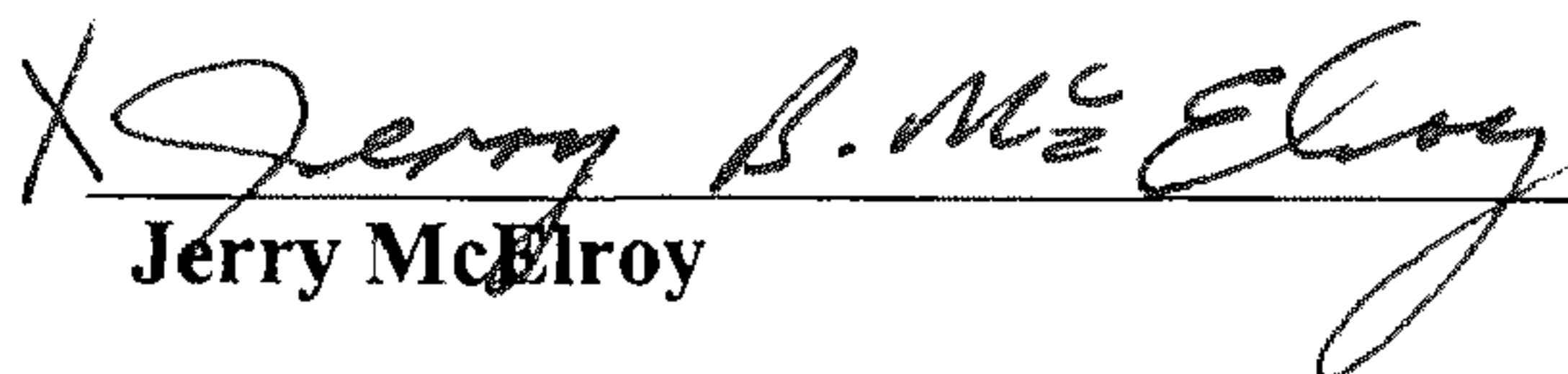
Jerry McElroy is one and the same person as Jerry B. McElroy.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$225,834.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

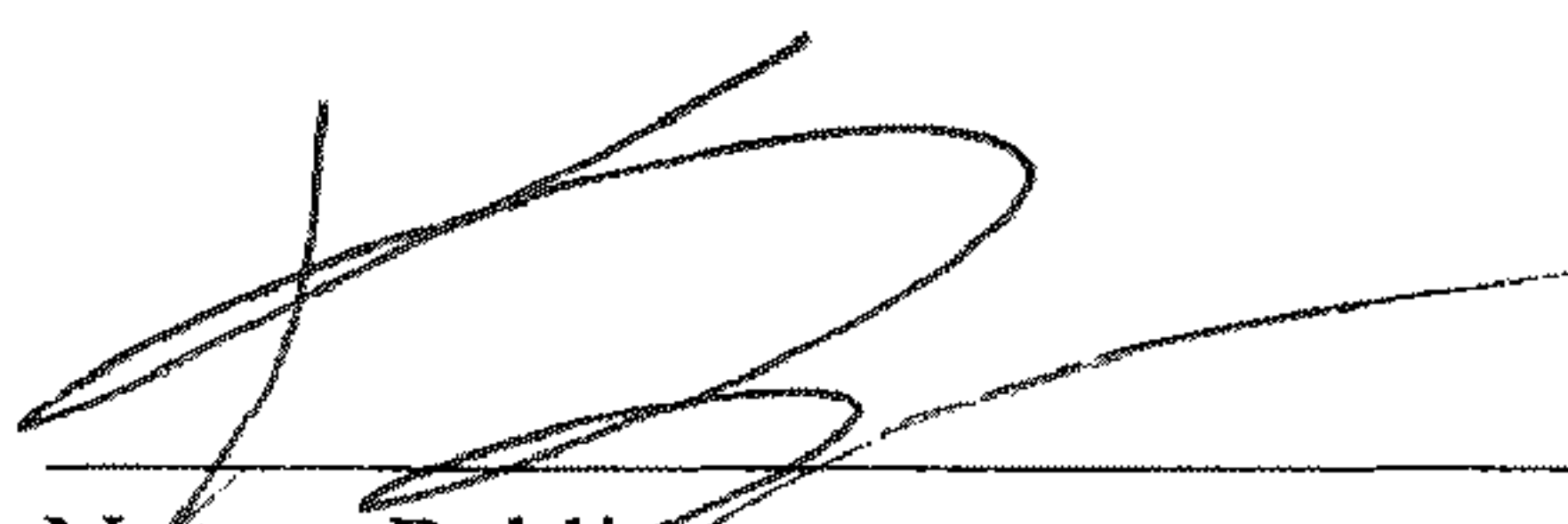
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 5th day of March, 2021.

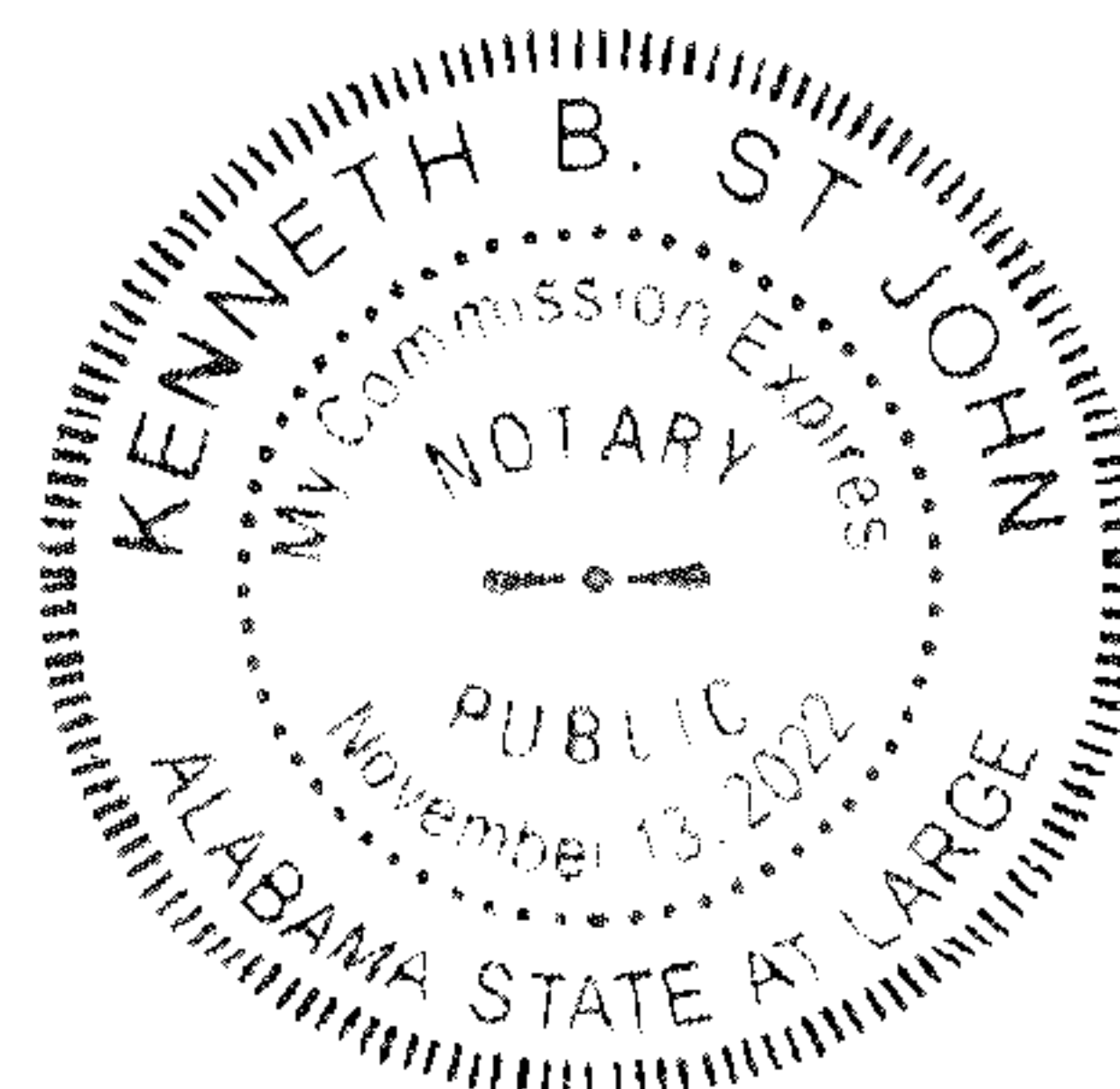
X 
Jerry McElroy

State of Alabama
County of SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Jerry McElroy, an unmarried man, 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 on this 5th day of March, 2021.


Notary Public
Printed Name: Kenneth B. St John
My Commission Expires: 11/13/2022



Real Estate Sales Validation Form

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

Grantor's Name	Jerry McElroy	Grantee's Name	Lesia Ann Isbell and Danny Nelson Isbell Jr.
Mailing Address	375 High Pointe Drive Hayden AL 35079	Mailing Address	539 Highway 35 Pelham AL 35124
Property Address	539 Highway 35 Pelham AL 35124	Date of Sale	3/8/2021
		Total Purchase Price	\$ 230,000
		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	☐ Appraisal
☐ Sales Contract	☐ Other
☒ Closing Statement	

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 3-8-21Print Skyler MurphyUnattestedSign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/09/2021 10:29:51 AM
\$32.50 CHERRY
20210309000116340

Allen S. Bayal