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05/18/2022 10:22:46 AM
DEEDS 1/4

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

Send Tax Notice To:
STEVEN BRADLEY KUCHMAN

337 COUNTY ROAD 50
VANDIVER, AL 35176

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

State of Alabama
Shelby County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of one thousand and 00/100 (\$1,000.00) to the undersigned Grantors, MARTY V. ISBELL and PATSY G. ISBELL, (hereinafter referred to as Grantors), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto STEVEN BRADLEY KUCHMAN AND DESTINI KUCHMAN, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED "EXHIBIT A"

Property address: 337 COUNTY ROAD 50, VANDIVER, AL 35176

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:
Closing Statement

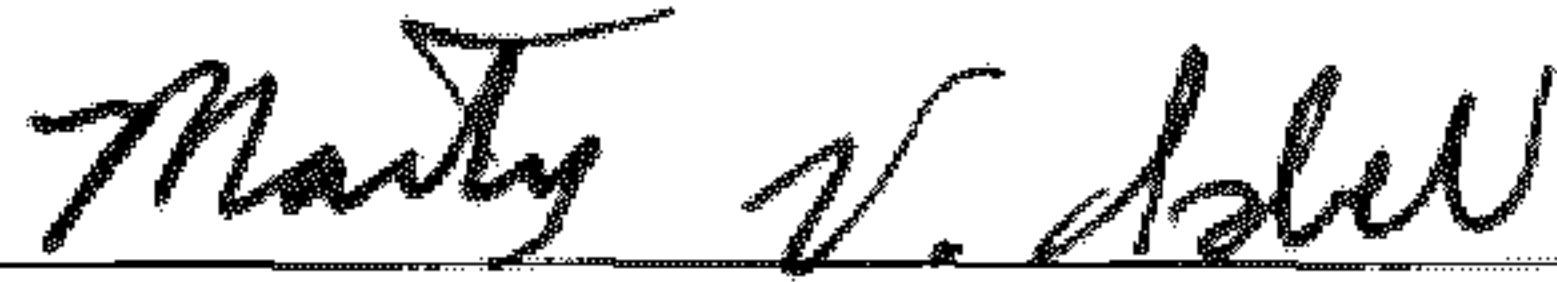
Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.

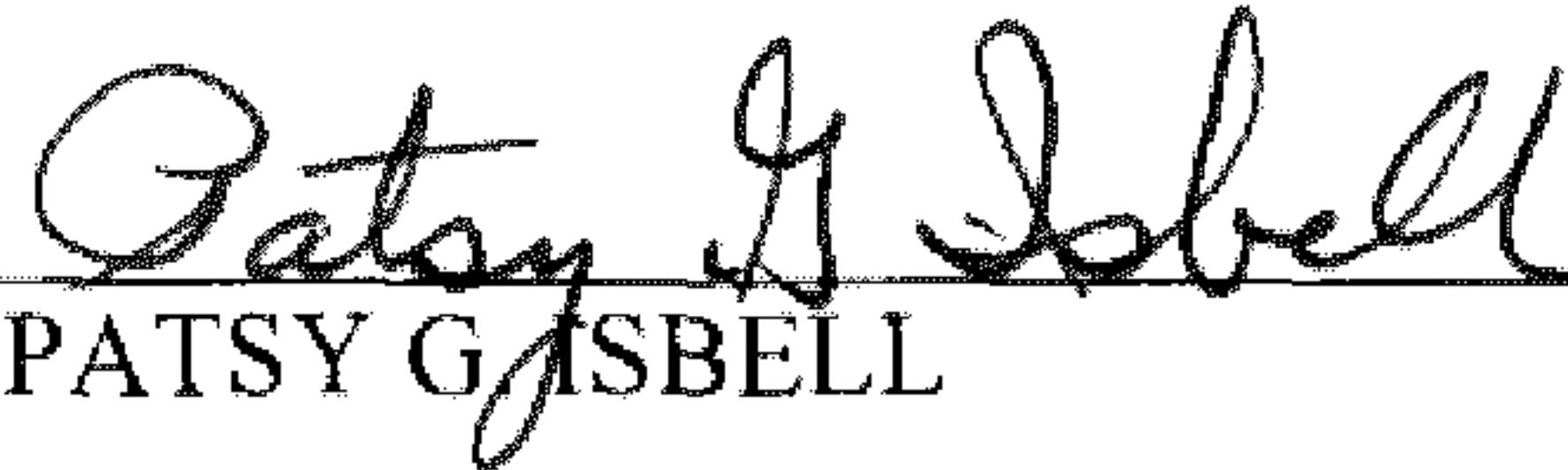
TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion

TO HAVE AND TO HOLD and said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors ha a good right to sell and convey the same as aforesaid; that Grantors will, and his/her heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 24th day of February, 2022.



MARTY V. ISBELL

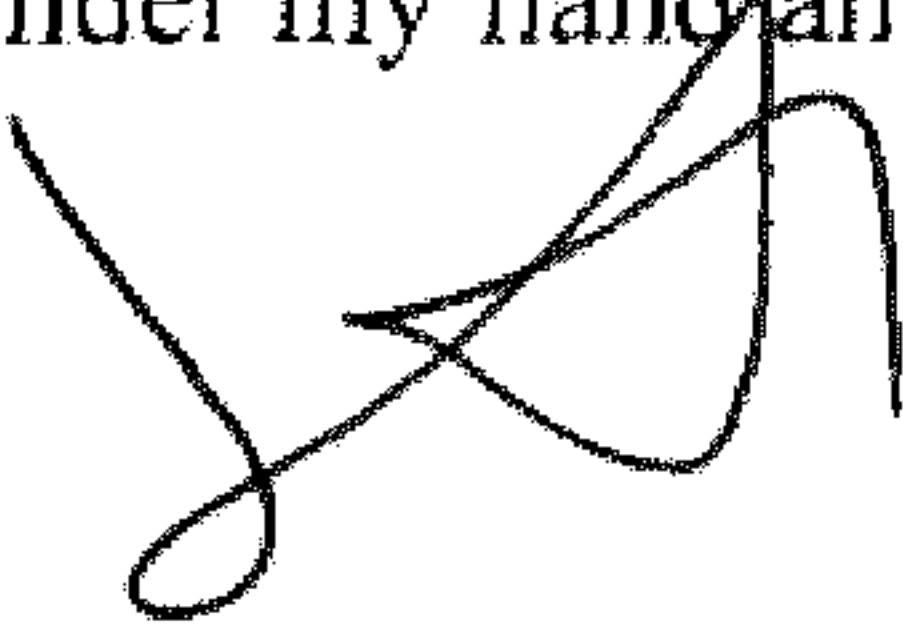


PATSY G. ISBELL

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that MARTY V. ISBELL and PATSY G. ISBELL, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of February, 2022.



NOTARY PUBLIC

9/28/12

Legal Description

COMMENCE AT THE SW CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 18, RANGE 1 EAST, THENCE S 89 DEGREES 57'28" E 215.00 FEET ALONG THE SOUTH LINE OF SAID 1/4-1/4 SECTION TO THE TRUE POINT OF BEGINNING, THENCE FROM THE TRUE POINT OF BEGINNING CONTINUE ALONG SAME COURSE 251.71 FEET TO THE NW MARGIN OF COUNTY HIGHWAY #50, THENCE N 22 DEGREES 12'59" E ALONG SAID RIGHT OF WAY LINE 149.74 FEET, THENCE LEAVING SAID HIGHWAY RIGHT OF WAY LINE N 86 DEGREES 15'19" W 285.50 FEET, THENCE S 08 DEGREES 30'26" W 158.43 FEET TO THE POINT OF BEGINNING.

AND

A CERTAIN PARCEL OF LAND LYING IN THE SE 1/4 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 18 SOUTH, RANGE 1 EAST; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 3/4" PIPE ACCEPTED AS BEING THE NW CORNER OF SAID 1/4 1/4 THENCE SOUTH 88°25'35" EAST ALONG THE ACCEPTED NORTH LINE OF SAID 1/4 1/4, 214.91 FEET TO A 3/8 INCH REBAR AND THE TURN POINT OF BEGINNING OF THE HEREAFTER DESCRIBED PARCEL; THENCE SOUTH 00°59'35" EAST 318.81 FEET TO A 1/2" REBAR ON THE OBSERVED NORTH RIGHT OF WAY LINE OF COUNTY ROAD 50; THENCE NORTH 38°13'54" EAST ALONG SAID ROW LINE A CHORD LENGTH OF 398.17 FEET TO A 3/8" REBAR; THENCE NORTH 88°38'17" WEST AND LEAVING SAID ROW LINE 252.03 FEET TO THE TRUE POINT OF BEGINNING.

Real Estate Sales Validation Form

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

Grantor's Name:	MARTY V. ISBELL and PATSY G. ISBELL	Grantee's Name:	STEVEN BRADLEY KUCHMAN
Mailing Address:	337 COUNTY ROAD 50 VANDIVER, AL 35176	Mailing Address:	337 COUNTY ROAD 50 VANDIVER, AL 35176
Property Address:	337 COUNTY ROAD 50 VANDIVER, AL 35176	Date of Sales	February 24th, 2022
		Total Purchase Price:	
		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	_____	Tax Appraisal
_____	Sales Contract	_____	Other Tax Assessment
<u>x</u>	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).

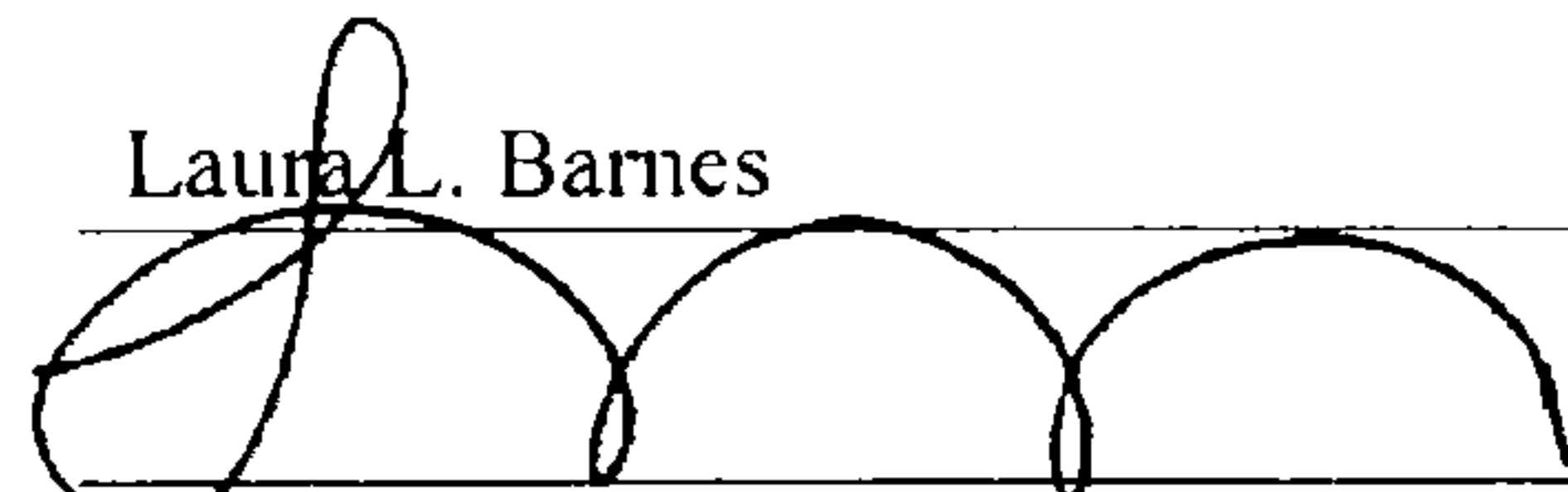
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: February 24th, 2022

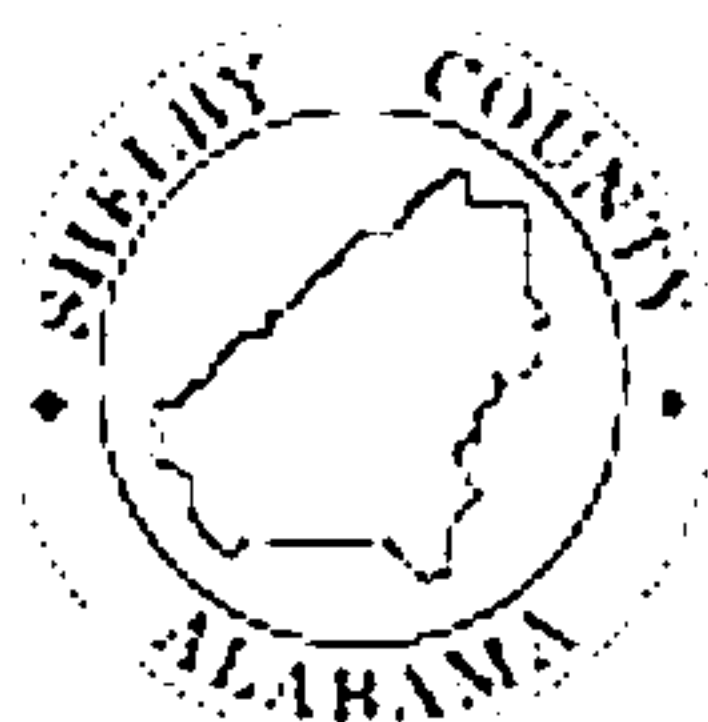
Unattested

Print Laura L. Barnes

Sign



(verified by)

(Grantor/Grantee/Owner/Agent) **circle one**

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/18/2022 10:22:46 AM
\$32.00 JOANN
20220518000202260

