



20220802000302660 1/3 \$77.50
Shelby Cnty Judge of Probate, AL
08/02/2022 03:54:15 PM FILED/CERT

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, Alabama 35094

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

**STATE OF ALABAMA,
SHELBY COUNTY.**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars (\$10.00) to the undersigned Grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **Rodger D. Isbell**, a married man (herein referred to as Grantor) do grant, bargain, sell and convey unto **Rodger D. 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:

A portion of the East 11 acres in Tract 4, according to the survey of Walter W. Coleman, Jr, Registration No. 13409, dated August 6, 1987, of ISBELL ESTATES, as recorded in Map Book 11, Page 49 in the Office of the Judge of Probate, Shelby County, Alabama, to-wit: Tract 4C (the South half of the East 11 acres).

Commence at a PK nail set being the Northwest Corner of said Tract 4; thence run South 57 degrees 46 minutes 12 seconds East along the North line of said Tract 4, for a distance of 70.46 feet to an iron pin set with a SSI cap; thence continue South 57 degrees 46 minutes 12 seconds East along the North line of said Tract 4, for a distance of 222.61 feet to an iron pin set with a SSI cap at the Northeast corner of said Tract 4, also being the Northwest corner of Tract 5 in said ISBELL ESTATES, thence run South 03 degrees 57 minutes 57 seconds West along the East line of said Tract 4, also along the West line of said Tract 5, for a distance of 1,169.19 feet to an iron pin set with a SSI cap at the point of beginning; thence continue South 03 degrees 57 minutes 57 seconds West along the East line of said Tract 4, also along the West line of said Tract 5, for a distance of 1,198.86 feet to a rebar found at the Southeast corner of said Tract 4, also being the Southwest corner of said Tract 5; thence run South 80 degrees 44 minutes 23 seconds West along the South line of said Tract 4, for a distance of 201.41 feet to an iron pin set with a SSI cap; thence run North 03 degrees 57 minutes 57 seconds East for a distance of 1,244.94 feet to an iron pin set with a SSI cap; thence run South 86 degrees 02 minutes 03 seconds East for a distance of 196.07 feet to the point of beginning. Said tract 4C containing 5.5 acres, more or less.

Shelby County, AL 08/02/2022
State of Alabama
Deed Tax: \$49.50



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DEED PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR TITLE INSURANCE; LEGAL DESCRIPTION FURNISHED BY GRANTOR.

The herein conveyed property does not constitute the homestead of the grantor nor that of the grantor's spouse.

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.

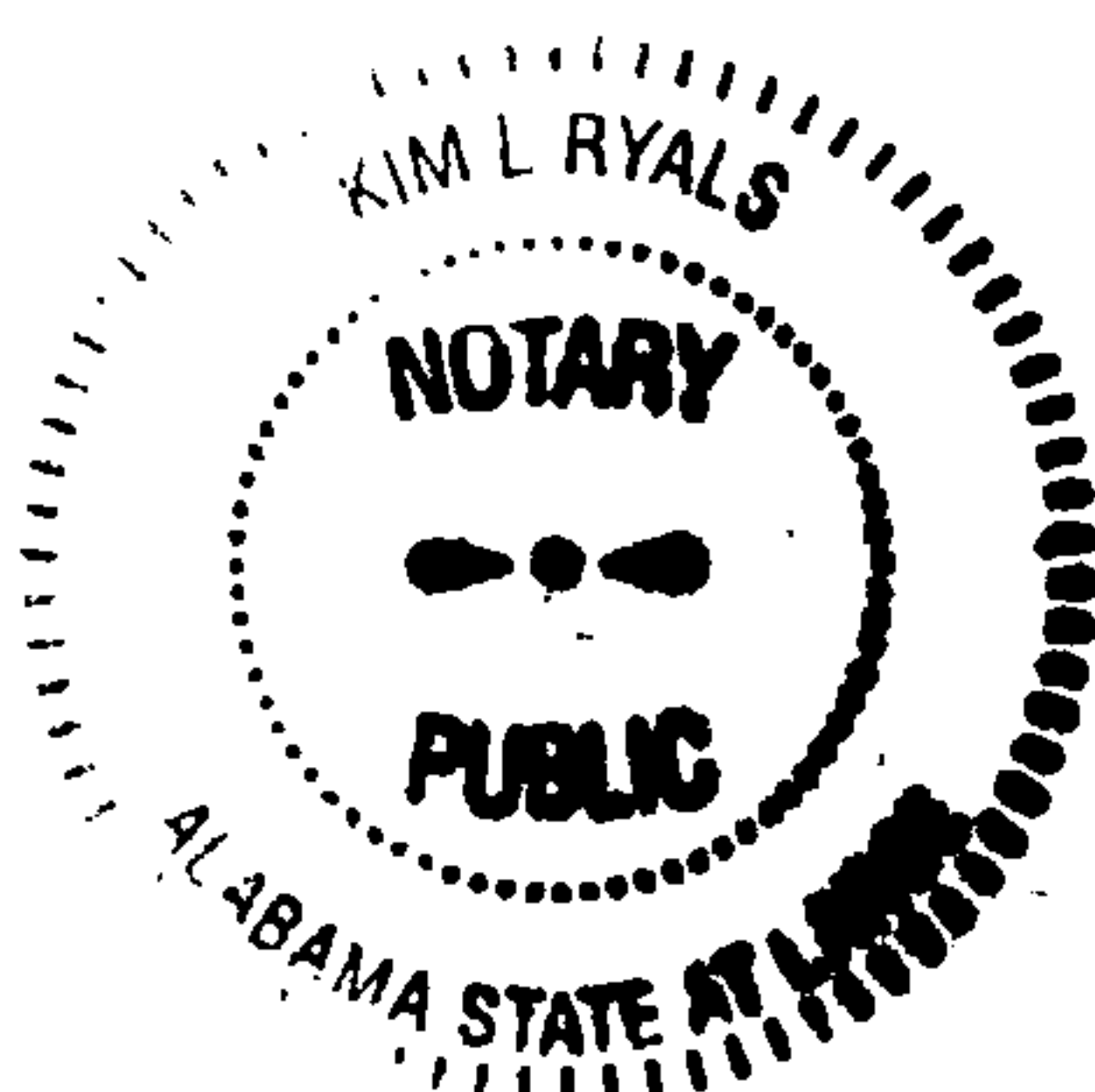
IN WITNESS WHEREOF, I have set my hand and seal this 27th day of July, 2022

Rodger D. Isbell

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 D. 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, she executed the same voluntarily on the day the same bears date.

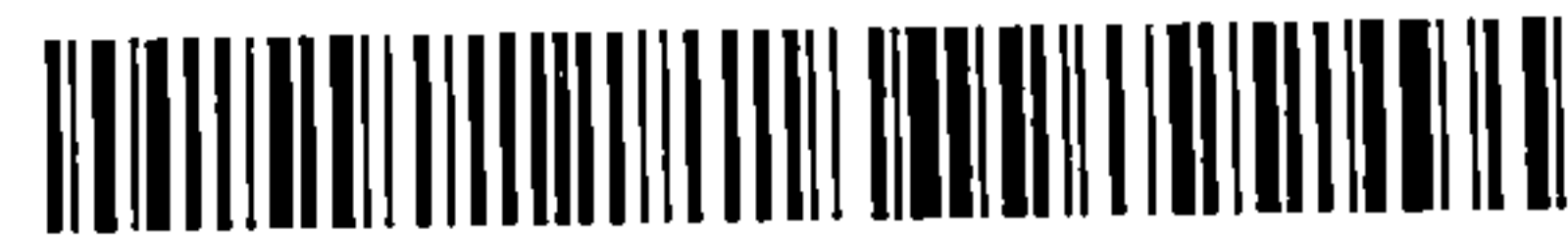
Given under my hand and official seal this 27th day of July, 2022.



Notary Public

My Commission expires:

08/24/24



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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 D. Isbell
334 Highway 474
Leeds, AL 35094

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

Mailing Address : Same

Mailing Address : Same

Property Address: Legal Description
Shelby County, AL

Date of Sale:
Total Appraised 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 - Tax
☒ Other: Estate Plan

Net Value 49,280

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 : 8/2/2022

Print : Rodger D. Isbell Stephanie C. Isbell
Sign Stephanie C. Isbell
Grantor

Unattested
Verified by: