



20220802000302670 1/4 \$110.00
Shelby Cnty Judge of Probate, AL
08/02/2022 03:54:16 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, AL 35094

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
ST. CLAIR 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:

SEE PROPERTY DESCRIBED ATTACHED HERETO AS EXHIBIT "A" AND
INCORPORATED HEREIN BY REFERENCE.

**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

Shelby County, AL 08/02/2022
State of Alabama
Deed Tax: \$79.00

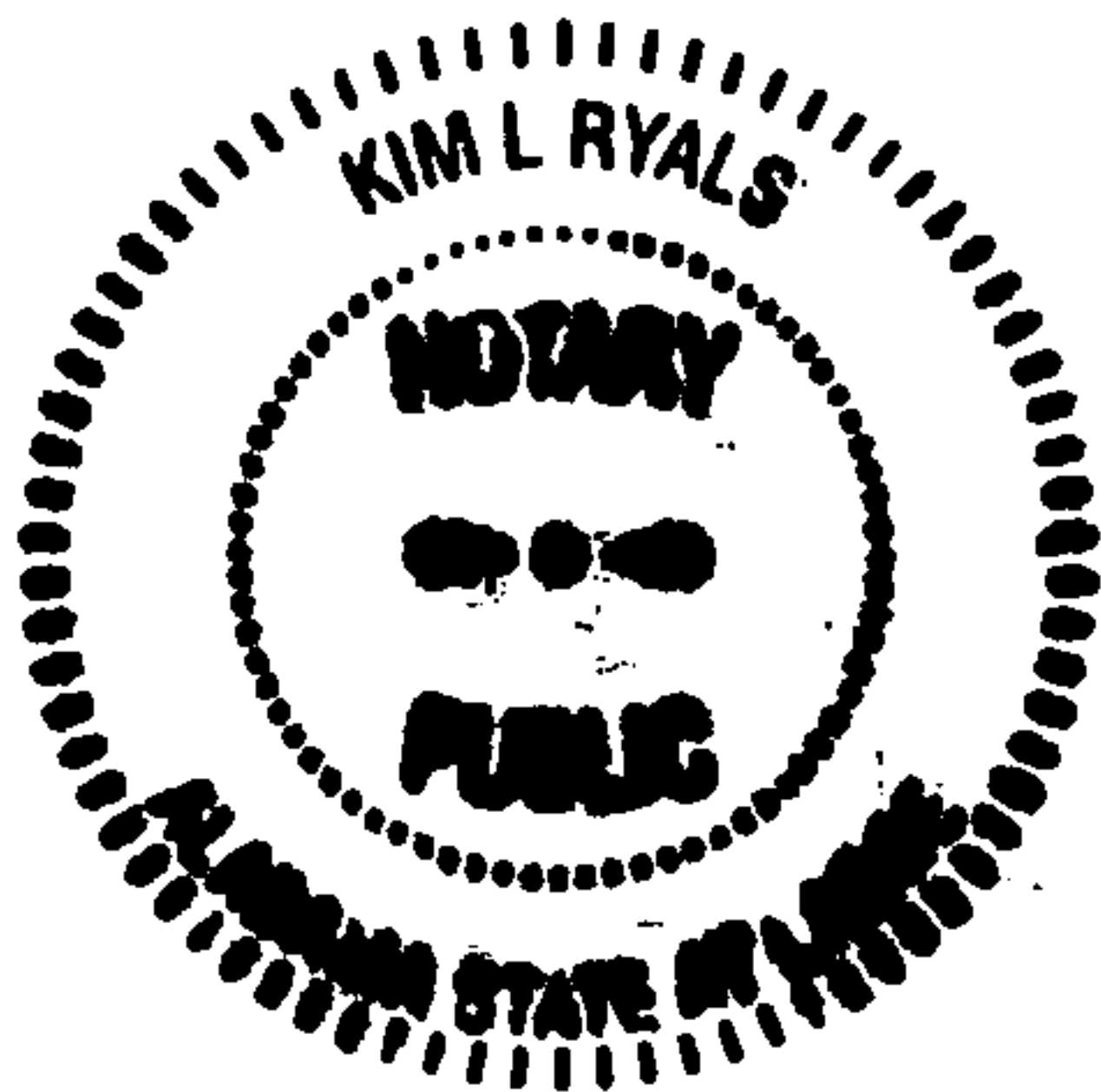


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STATE OF ALABAMA
ST. CLAIR COUNTY

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, he executed the same voluntarily on the day the same bears date.

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



Kim L Ryals
Notary Public
My commission expires: 08/24/24

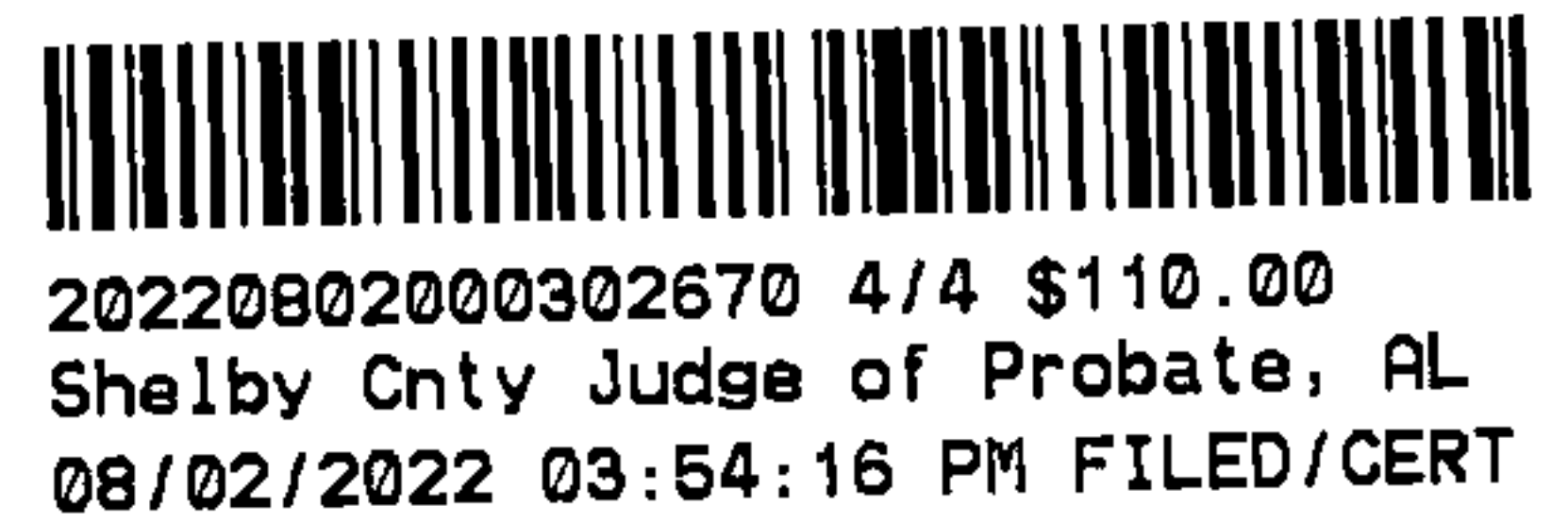
EXHIBIT "A"
PROPERTY DESCRIPTION



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A part of Tract 5 of Isbell Estates as Recorded in Map Book 11 on Page 49 in the Office of the Judge of Probate Shelby County, Alabama and acreage situated in the Northeast Quarter of the Northwest Quarter of Section 3, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows;

Commence at a PK nail found being the Northwest Corner of Tract 4 in said Isbell Estates; 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 found 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 found at the Northeast corner of said Tract 4, also being the Northwest corner of Tract 5 in said Isbell Estates; thence continue South 57 degrees 46 minutes 12 seconds East along the North line of said Tract 5 for a distance of 99.16 feet to an iron pin found; thence continue South 57 degrees 46 minutes 12 seconds East for a distance of 19.90 feet to an iron pin set with SSI cap; thence run South 49 degrees 30 minutes 31 seconds East for a distance of 122.65 feet to an iron pin set with SSI cap also being the Point of Beginning; thence run South 25 degrees 13 minutes 04 seconds East for a distance of 28.88 feet to an iron pin set with SSI cap; thence run South 10 degrees 46 minutes 54 seconds East for a distance of 74.47 feet to an iron pin set with SSI cap; thence run South 74 degrees 54 minutes 43 seconds West for a distance of 42.82 feet to an iron pin set with SSI cap; thence run South 08 degrees 05 minutes 14 seconds East for a distance of 54.31 feet to an iron pin set with SSI cap; thence run South 82 degrees 37 minutes 28 seconds West for a distance of 31.96 feet to an iron pin set with SSI cap; thence run South 07 degrees 58 minutes 01 seconds East for a distance of 8.62 feet to a 3/8" rebar found; thence run North 85 degrees 32 minutes 56 seconds East for a distance of 116.39 feet to a steel plate found; thence run South 00 degrees 23 minutes 01 seconds East for a distance of 150.00 feet to a 3/8" rebar found; thence run South 85 degrees 32 minutes 28 seconds East for a distance of 96.55 feet to a 3/8" rebar found; thence run North 07 degrees 58 minutes 01 seconds West for a distance of 102.64 feet to a 3/8" rebar found; thence run South 87 degrees 44 minutes 53 seconds West for a distance of 94.61 feet to a 3/8" rebar found; thence run South 09 degrees 37 minutes 16 seconds East for a distance of 33.77 feet to an iron pin set with SSI cap; thence run South 68 degrees 12 minutes 12 seconds West for a distance of 112.65 feet to an iron pin set with SSI cap on the West line of said Tract 5; thence run South 03 degrees 57 minutes 57 seconds West along said West line for a distance of 1921.36 feet to an iron pin found; thence run North 83 degrees 34 minutes 24 seconds East along the South line of said Tract 5, for a distance of 322.37 feet to an iron pin found at the Southeast corner of said Tract 5; thence run North 01 degrees 37 minutes 54 seconds East along the East line of said Tract 5, for a distance of 225.79 feet to an iron pin found; thence run North 08 degrees 01 minutes 25 seconds East along the East line of said Tract 5, for a distance of 108.60 feet to an iron pin found; thence run North 03 degrees 39 minutes 02 seconds East along the East line of said Tract 5, for a distance of 165.06 feet to an iron pin found; thence run North 07 degrees 36 minutes 58 seconds East along the East line of said Tract 5, for a distance of 71.85 feet to an iron pin found; thence run North 04 degrees 03 minutes 22 seconds East along the East line of said Tract 5, for a distance of 952.40 feet to an iron pin found; thence run North 03 degrees 05 minutes 13 seconds East along the East line of said Tract 5, for a distance of 234.29 feet to an iron pin found; thence run North 03 degrees 09 minutes 32 seconds East along the East line of said Tract 5, for a distance of 72.01 feet to an iron pin found; thence run North 03 degrees 56 minutes 00 seconds East for a distance of 324.43 feet to an iron pin found; thence run South 76 degrees 00 minutes 13 seconds West for a distance of 56.15 feet to an iron pin found; thence run North 49 degrees 30 minutes 31 seconds West for a distance of 73.55 feet to the 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 : 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 \$ 78,800.00

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

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: