



20221228000461390 1/5 \$36.00
Shelby Cnty Judge of Probate, AL
12/28/2022 11:58:25 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

John R. Martin

Wallace Jordan Ratliff & Brandt, LLC

800 Shades Creek Parkway, Ste. 400

Birmingham, AL 35209

UPON RECORDING RETURN TO:

STATE OF ALABAMA

)

COUNTY OF SHELBY

:

)

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED (this "Deed") is executed and delivered on this 18 day of December, 2022 by Mark Isbell, Vera Cline and Karen Harris

("Grantor" (Grantor(s)), in favor of Karen Isbell Harris, ("Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee that certain real property (the "Property") situated in the above-referenced county of Alabama which is more particularly described as follows to-wit:

Commence at the NW corner of the NE 1/4 of the NW 1/4 of Section 3, Township 18 South, Range 1 East, Shelby County, Alabama, thence South 84 degrees 06 minutes, 10 seconds East 464.92 feet, thence south 57 degrees 46 minutes 12 seconds east, 83.46 feet to point of beginning; thence continue south 57 degrees 46 minutes 12 seconds east 253.36 feet; thence south 03 degrees 57 minutes 56 seconds west 488.05 feet; thence north 86 degrees 02 minutes 04 seconds west 223.15 feet; thence north 03 degrees 57 minutes 56 seconds east, 608.03 feet to the point of beginning; said property containing 2.8 acres, more or less.



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Subject to the following:

Taxes and assessments for the year 2022

Easements, rights of way, restrictions, conditions and covenants of record.

Subject property is not the homestead of any grantor.

This deed was prepared without the benefit of a title examination at the request of the Grantors and Grantees. The purpose of this deed is to convey title of subject property from the Grantors, all the next of kin of the decedent, Virginia Sue Isbell who died February 8, 2022, unmarried, whose intestate estate was administered by the Shelby County, Alabama Probate Court, Case# PR-2022-000234

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever; subject, however, to the above Subject to items.

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

GRANTOR(S):


Mark Isbell


Vera Cline


Karen Harris



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STATE OF ALABAMA)
Shelby COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark Isbell, 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 this 18 day of December, 2022

Tara McGaha Lee
Notary Public
My commission expires
**My Commission Expires
Feb 22, 2023**

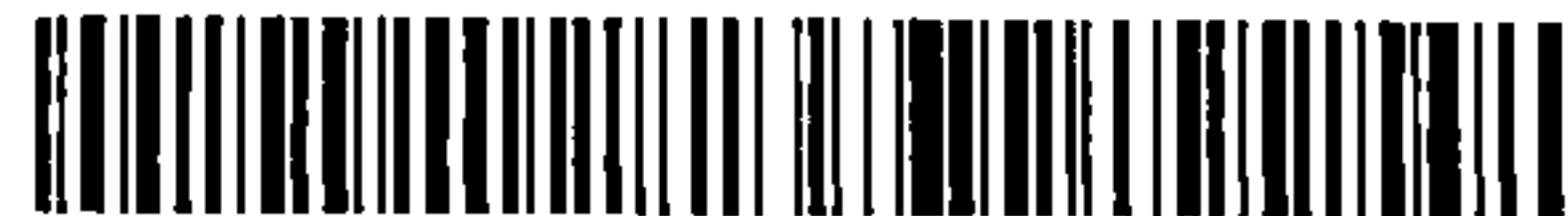
STATE OF ALABAMA)
Shelby COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Vera Cline, a(n) unmarried woman, 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 18 day of December, 2022

Tara McGaha Lee
Notary Public
My commission expires
**My Commission Expires
Feb 22, 2023**



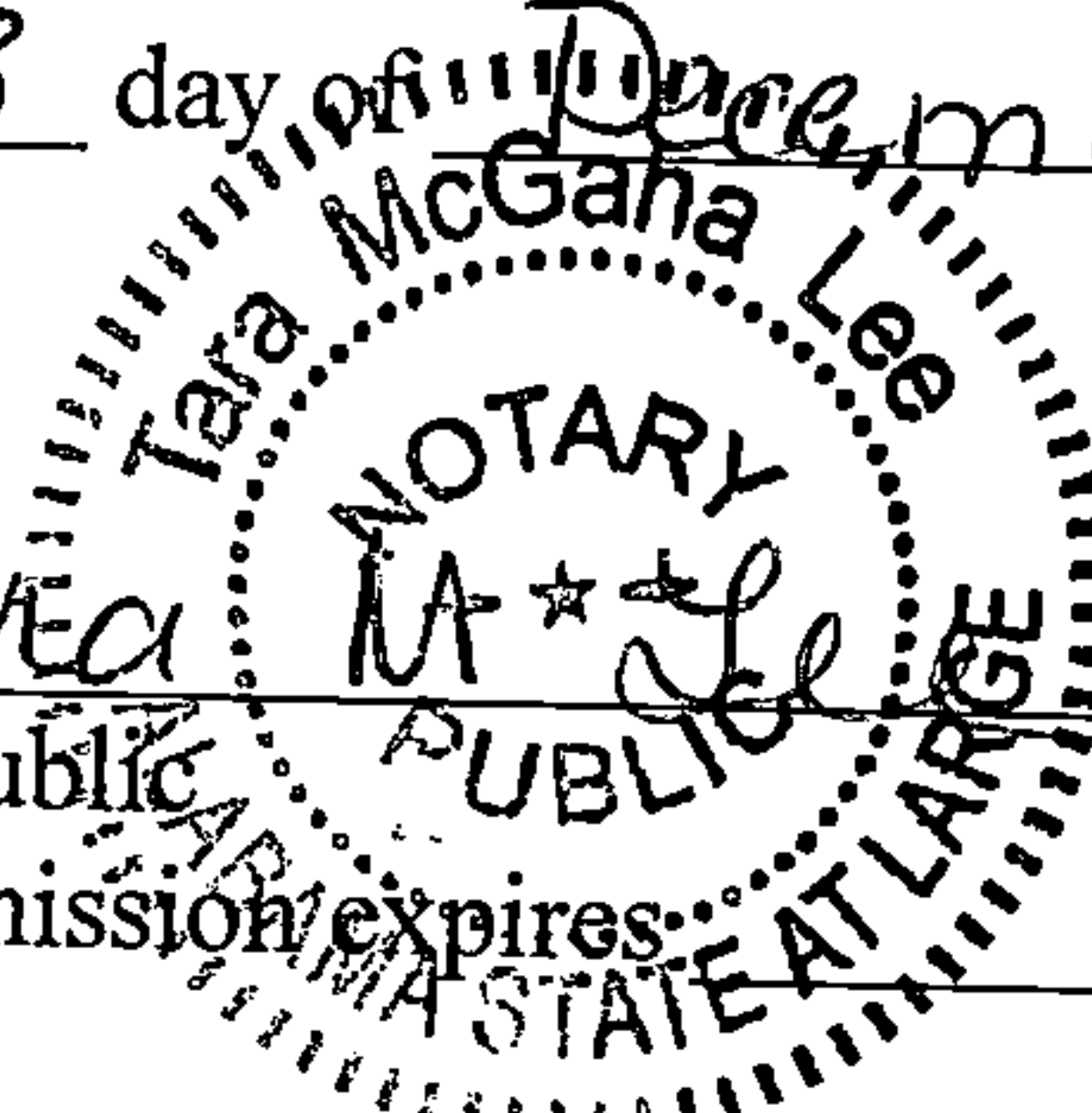
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STATE OF ALABAMA)
Shelby COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen Harris , a married woman, 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 18 day of December, 2022

Tara McGaha Lee
Notary Public
My commission expires

Tara McGaha Lee
My Commission Expires
Feb 22, 2023



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REAL ESTATE SALES VALIDATION QUESTIONNAIRE

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

Grantors' Name:

Estate of Virginia Sue Isbell
34 Amos Isbell Road
Leeds, AL 35094

Grantees' Name:

Karen Isbell Harris
85 Willow Creek Lane
Leeds, AL 35094

Property Address:

34 Amos Isbell Road
Leeds, AL 35094

Date of Sale: 12/18/22

Total Purchase Price: \$ _____

Tax parcel ID 04-203-0-000-005.005

or

Current Assessor's MV:

\$ 95,650

Documentary Evidence provided:

_____ Closing Statement

_____ Bill of Sale

_____ Sales Contract

_____ Other:

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date: 12/18/22

Print: Karen Harris

Sign: Karen Harris

(Grantee / Agent) circle one