

Recordation Requested By/Return to:
20 20 TITLE LLC
333 TECHNOLOGY DRIVE, SUITE 112
CANONSBURG, PA 15317
File No. 2020-23009893

Send Tax Notices to:
LOUCINDIA A. ISBELL AND ROSALYN ISBELL
148 CANYON TRL
PELHAM, AL 35124

This Instrument Prepared By:
LYNN BYRD, ESQ.
o/b/o BC LAW FIRM, P.A.
PO BOX 44
MONROEVILLE, AL 36461

WARRANTY DEED

Executed this 26 day of June, 2023, for good consideration of **Ten and 00/100 Dollars (\$10.00)**, I (we) **LOUCINDIA A. ISBELL, UNMARRIED**, whose mailing address is 148 CANYON TRL, PELHAM, AL 35124, hereby bargain, deed and convey to **LOUCINDIA A. ISBELL, UNMARRIED AND ROSALYN ISBELL, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, whose mailing address is 148 CANYON TRL, PELHAM, AL 35124, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

Lot 11, according to the Map and Survey of Parkview Townhomes, Plat No. 1, corrected and recorded in Map Book 26, Page 92, in the Probate Office of Shelby County, Alabama.

APN: 136132005011000

Property Address: 148 CANYON TRL, PELHAM, AL 35124

This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD the same to the said grantees, as joint tenants 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 of the survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of

said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, and the survivor of them, their heirs and assigns forever, against the lawful claims of all persons.

WITNESS the hands and seal of said Grantor(s) this 26 day of June, 2023.

Loucindia A. Isbell
LOUCINDIA A. ISBELL

STATE OF ALABAMA
COUNTY OF Shelby } SS.

I, Dylan Messimer, a Notary Public, hereby certify that **LOUCINDIA A. ISBELL** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 26 day of June, 2023, ~~20~~.

DYLAN MESSIMER
Notary Public, Alabama State at Large
My Commission Expires 3/27/2026

Dylan Messimer
Notary Public

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name LOUCINDIA A. ISBELL
 Mailing Address 148 CANYON TRL
PELHAM, AL 35124

Grantee's Name LOUCINDIA A. ISBELL and ROSALYN ISBELL
 Mailing Address 148 CANYON TRL
PELHAM, AL 35124

Property Address 148 CANYON TRL
PELHAM, AL 35124

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 176200

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
☐ Other

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 6-26-23

Print Loucinda A. Isbell

☐ Unattested

Sign Loucinda A. Isbell

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

eForms



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/05/2023 11:50:18 AM
 \$386.00 BRITTANI
 20230705000200170

Alvin S. Boyd

Form RT-1