

Property Address:
20660 Highway 55
Sterrett, AL 35147



20230920000281620 1/3 \$31.00
Shelby Cnty Judge of Probate, AL
09/20/2023 10:26:51 AM FILED/CERT

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ONE HUNDRED FIFTY THREE THOUSAND DOLLARS AND ZERO CENTS (\$153,000.00), and other good and valuable consideration in hand paid to Harlan Whitfield and Laurie Whitfield, husband and wife (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the Tristan H Isbell (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

Commence at a 5/8" rebar set at the SE corner of the Northwest 1/4 of the Northwest 1/4 of Section 8, Township 18 South, Range 2 East, Shelby County, Alabama; thence north 0 degrees 42 minutes 24 seconds east assumed along the east line of said 1/4 - 1/4 396.51 feet to a 5/8" rebar set at the point of beginning; thence continue north 0 degrees 42 minutes 24 seconds east along said line 261.52 feet to a 5/8" rebar set; thence north 88 degrees 47 minutes 15 seconds west 83.01 feet to a 5/8" rebar set on the easterly right of way line of Pumpkin Swamp Road (County Highway 55), being the point of curvature of a non-tangent curve, concave to the southeast, having a radius of 712.97 feet a central angle of 19 degrees 19 minutes 56 seconds, and a chord of 239.43 feet bearing south 35 degrees 26 minutes 32 seconds west; thence southwest along said curve and line 240.57 feet to a 5/8" rebar set; thence south 72 degrees 40 minutes 28 seconds east, 228.99 feet to the point of beginning.

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants

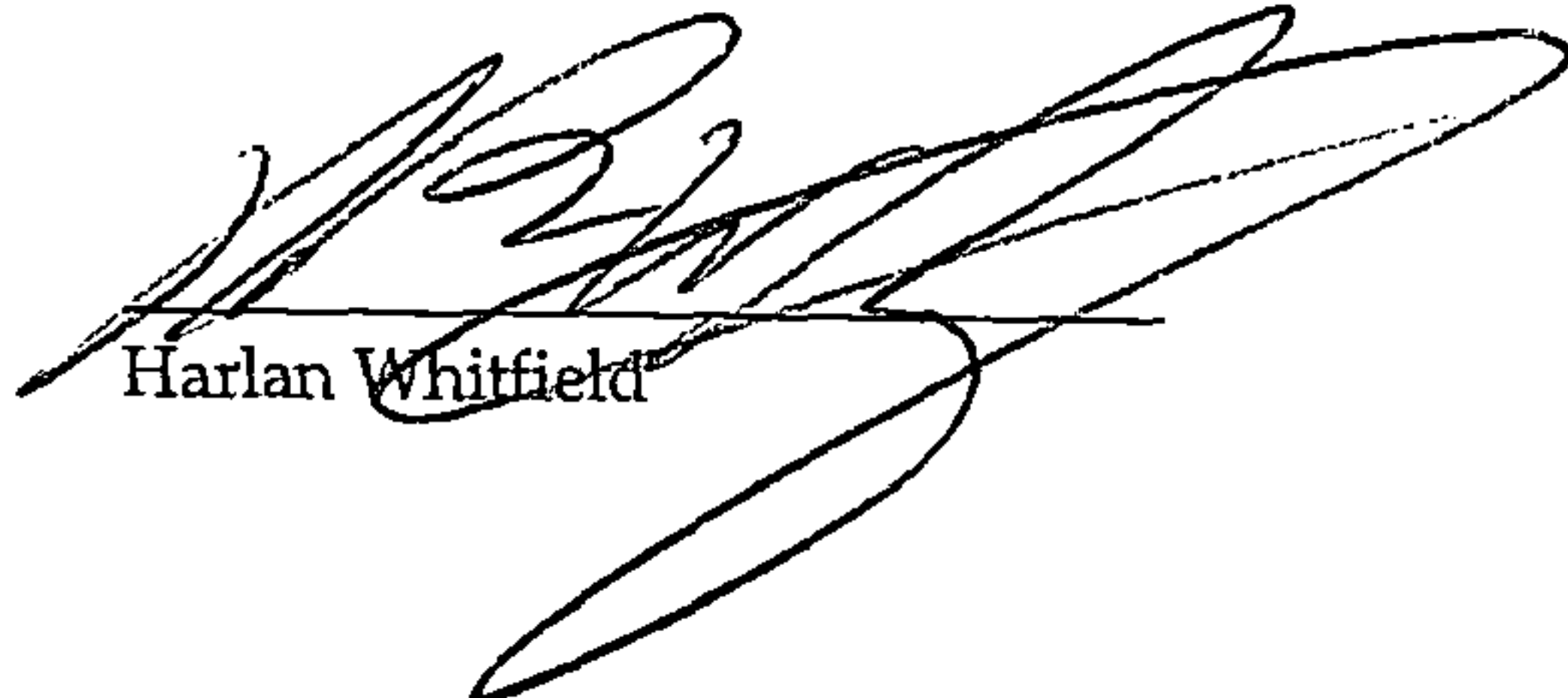
Shelby County, AL 09/20/2023
State of Alabama
Deed Tax: \$3.00



20230920000281620 2/3 \$31.00
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and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 23rd of August, 2023.

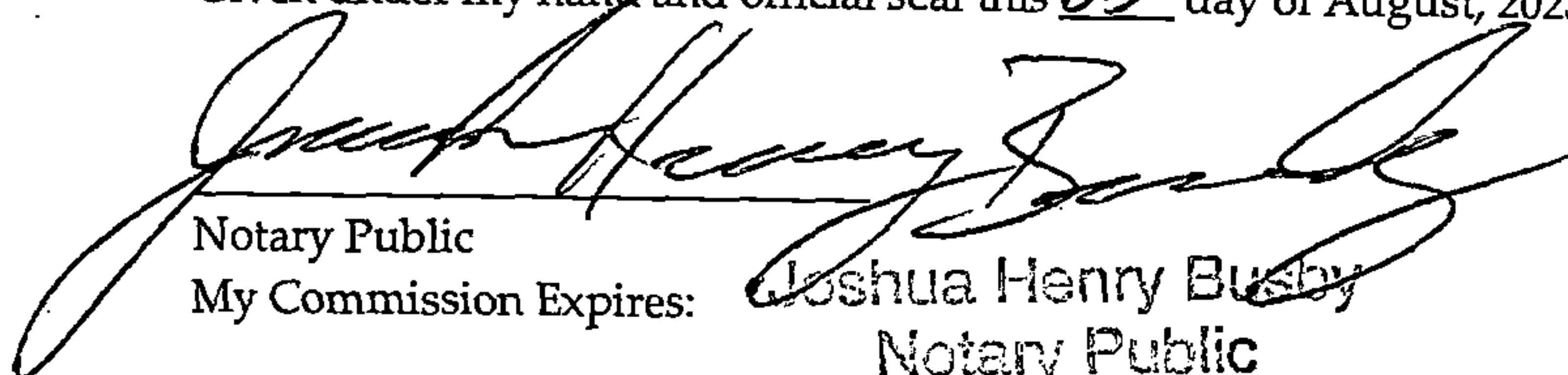

Harlan Whitfield


Laurie Whitfield

STATE OF ALABAMA
COUNTY OF ST. CLAIR

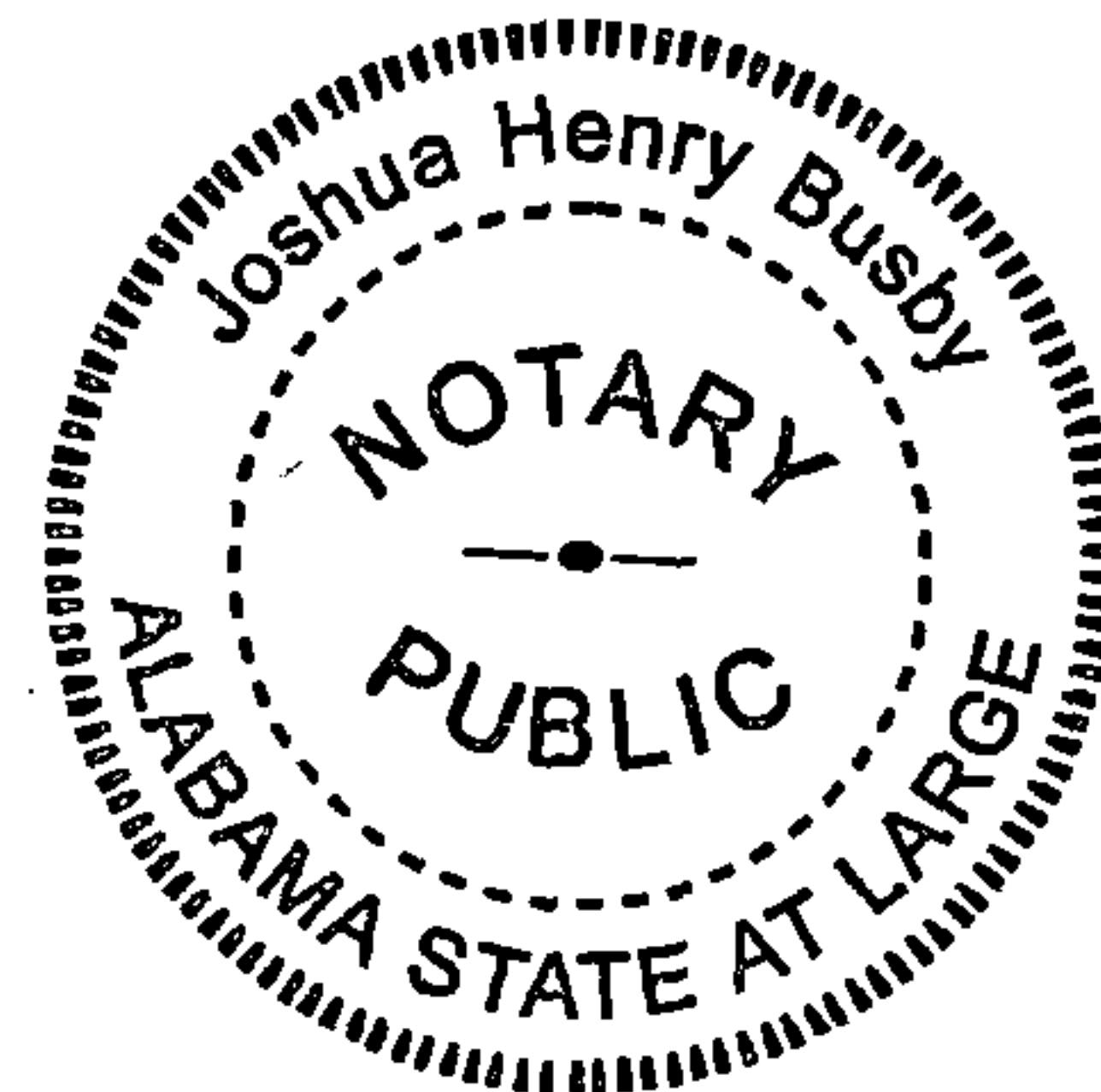
I, the undersigned Notary Public in for said County and State, and hereby certify that **Harlan Whitfield and Laurie Whitfield** whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of August, 2023.


Notary Public
My Commission Expires: Joshua Henry Busby
Notary Public

My Commission Expires: 06-07-2026

This instrument prepared:
Tristan Isbell
20640 Hwy 65
Sterrett, AL 35147





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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 Harlan W. Whitfield and Laurie Whitfield
Mailing Address 20660 Hwy 55
Sterrett, AL 35147
Property Address 20660 Highway 55
Sterrett, AL 35147

Grantee's Name Tristan Isbell
Mailing Address 421 Magnolia LN
Pell City, AL 35128
Date of Sale August 23, 2023
Total Purchase Price \$153,000.00
Or
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
☒ Sales Contract

☐ Appraisal
☐ Other:

☐ 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 8/23/23 ^{AB} Print Annabelle Brown
Unattested _____ Sign [Signature]
(verified by) (Grantor/Grantee/ Owner/Agent) circle one