

20240117000010720
01/17/2024 08:53:42 AM
CORDEED 1/3

**DEED BEING RE-RECORDED TO CORRECT THE LEGAL
ON THE ATTACHED EXHIBIT "A"**

20220826000333920
08/26/2022 08:05:10 AM
DEEDS 1/3

Send Tax Notice to:

Catherine Poche Hantz and Joshua

Paul Hantz

2623 Buckboard Rd
BIRMINGHAM AL 35244

This Instrument Prepared By:

Robert McNearney

2870 Old Rocky Ridge Road

Suite 160

Birmingham, AL 35243

File: **BHM-22-1709**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED SIXTY THOUSAND AND 00/100 (\$260,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Kayla Nicole Isbell, an unmarried person (herein referred to as "Grantor," whether one or more),** whose mailing address is

1205 5th St + Apt 130 Nashville TN 37206

by **Catherine Poche Hantz and Joshua Paul Hantz (herein referred to as "Grantee," whether one or more),** whose mailing address is

2623 Buckboard Rd Birmingham AL 35244

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **2623 Buckboard Road, Birmingham, AL 35244,** and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2022 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

***Kayla Nicole Isbell is the surviving grantee of that certain Warranty Deed recorded in Instrument #202203037000095290. The other grantee, Roger Jack Isbell, is deceased, having died on or about April 30, 2022. ***

\$247,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 22 day of August, 2022.


Kayla Nicole Isbell

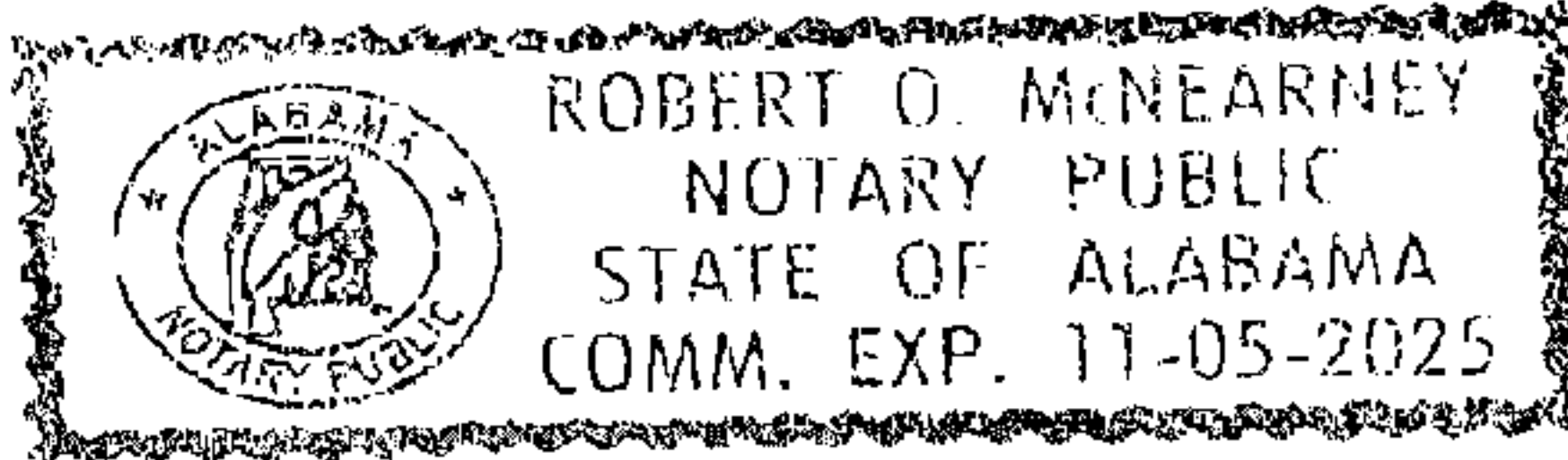
State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kayla Nicole 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 and official seal this 22 day of August, 2022.


Notary Public

Printed Name
My Commission Expires:



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EXHIBIT A

~~XXXXXX
Parcel I
XXXXXX~~

~~Beginning at the SW corner of the NW 1/4 of Section 4, Township 20 South, Range 1 West, and thence South along the West line of said NW 1/4 Section a distance of 605 feet; thence turn right and run South parallel with the West line of said 1/4-1/4 Section a distance of 50 feet, more or less, to a point on the South line of said 1/4-1/4 Section; thence continue South and parallel with the West line of said NW 1/4 of SE 1/4 of Section 4, Township 20 South, Range 1 West a distance of 132.5 feet to a point on the West line of said NW 1/4 of SE 1/4 of Section 4; thence turn right and run North along the West line of said NW 1/4 of SE 1/4 of Section 4 a distance of 392.5 feet to the point of beginning, being situated in the SW 1/4 of NE 1/4 of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama, being a part of the road right-of-way.~~

Parcel II:

Lot 37, according to the Survey of Homestead, First Sector, as recorded in Map Book 6, Page 9, in the Probate Office of Shelby County, Alabama.



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/26/2022 08:05:10 AM
\$41.00 PAYGE
20220826000333920**

Allie S. Bayl



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/17/2024 08:53:42 AM
\$29.00 PAYGE
20240117000010720**

Allie S. Bayl