

This Instrument was Prepared by:

Send Tax Notice To: William Isbell
Olivia Isbell

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

102 Hwy 25 East
Columbiana, AL 35051

File No.: S-24-29845

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Fifty Five Thousand Dollars and No Cents (\$255,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Brenda Danielle Ray**, a married woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **William Isbell and Olivia Isbell**, as joint tenants with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2024 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the Grantor herein or spouse.

\$177,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 7th day of June, 2024.

Brenda Danielle Ray
Brenda Danielle Ray

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that **Brenda Danielle Ray**, 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 the 7th day of June, 2024.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: September 01, 2024

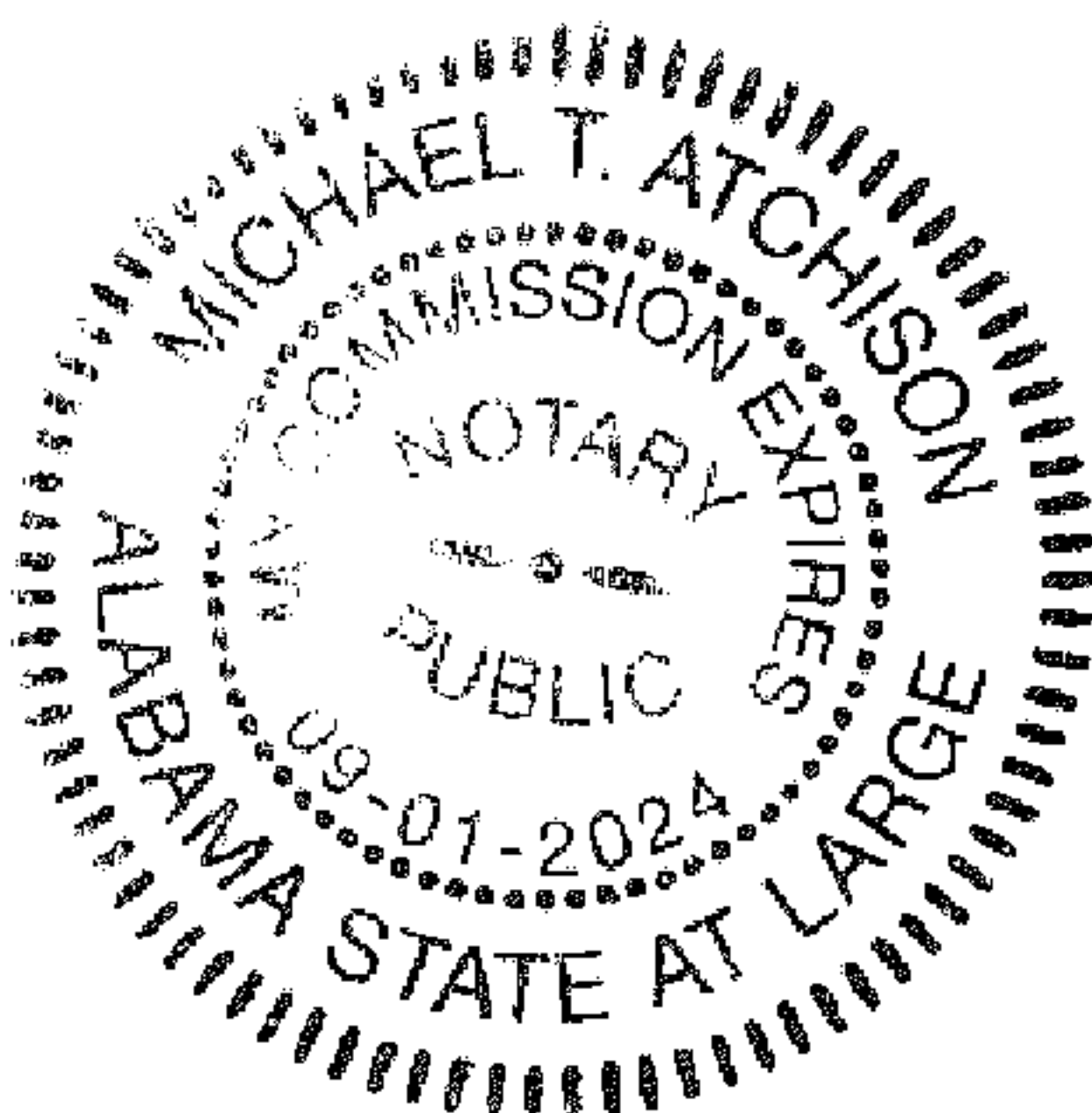


EXHIBIT "A"
LEGAL DESCRIPTION

A lot situated in the NE ¼ of NW ¼, Section 25, Township 21, Range 1 West, being more particularly described as follows: Commence at a stake on the North edge of the Columbiana and Wilsonville paved highway and at that point where the east side of the 30 foot street or alley running in a northerly direction and separating the lot herein described from the residence lot of B. F. Hatchett intersects the North boundary of said paved highway right of way, which point is on the North line of the paved sidewalk running along said Columbiana-Wilsonville paved highway; run thence in an easterly direction along the North line of said highway and along the North line of said paved sidewalk 75 feet to the point of beginning; thence in a northerly direction and perpendicular to said right of way line and paved sidewalk and along the easterly line of the Billy J. Nolen residence lot, a distance of 216 feet, more or less, to a point which is 100 feet South of the South line of Grace Gardner land, formerly known as H. W. Nelson property; thence in a northeasterly direction and parallel with said Garner land 168 feet, more or less, to the westerly line of said Gardner land; thence in a southerly direction and along said Gardner land, a distance of 218 feet, more or less, to the North line of the right of way of the Columbiana-Wilsonville Highway; thence along same in a southwesterly direction 168 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

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

Grantor's Name	Brenda Danielle Ray	Grantee's Name	William Isbell
Mailing Address	<u>4113 Cloverleaf Drive</u> <u>Birmingham, AL 35243</u>	Mailing Address	<u>Olivia Isbell</u> <u>102 Hwy 25 E</u> <u>Columbiana, AL 35051</u>
Property Address	<u>102 Highway 25 E</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>June 07, 2024</u>
		Total Purchase Price	<u>\$255,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u>	Bill of Sale	<u> </u>	Appraisal
<u>xx</u>	Sales Contract	<u> </u>	Other
<u> </u>	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 of 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).

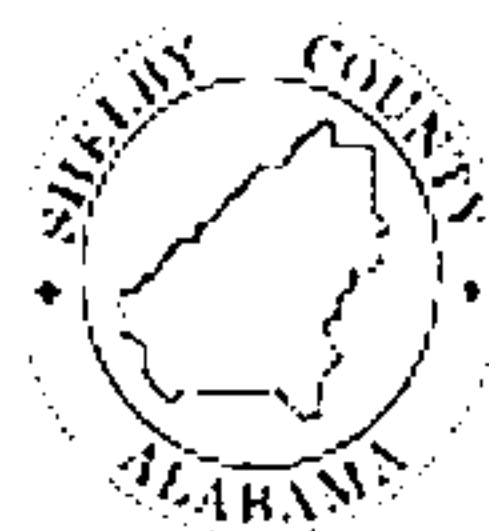
Date June 04, 2024

Print Brenda Danielle Ray

 Unattested

(verified by)

Sign Brenda Danielle Ray
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/07/2024 01:25:56 PM
\$106.00 BRITTANI
20240607000170340

Form RT-1

Olivia S. Bayl