

This Instrument was Prepared by:

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

File No.: 25-13985

Send Tax Notice To: Jessie Allen Isom
Enola Leigh Lawson Isom

189 Grove Hill Dr.
Alabaster, AL 35070

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 **Three Hundred Thousand Dollars and No Cents (\$300,000.00)**, 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, **Estate of Cooper Hodge, Shelby County Probate, Case No. PR-2025-000408** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jessie Allen Isom and Enola Leigh Lawson Isom**, 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

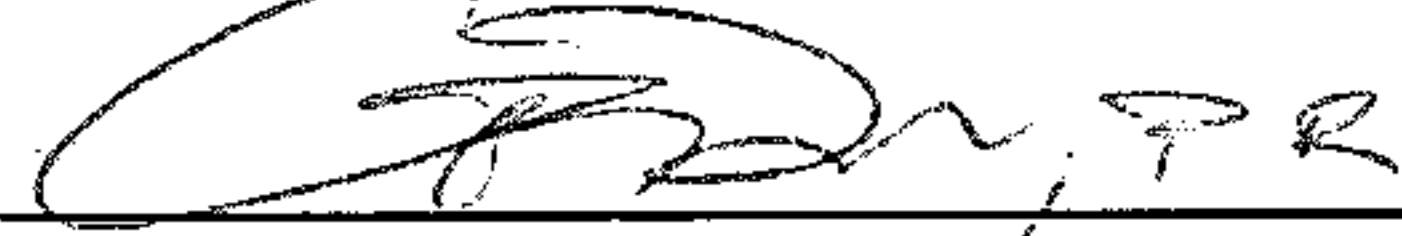
Property may be subject to taxes for 2025 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.
Cooper Hodge and Cooper Slate Hodge are one in the same person.
\$212,000.00 of the purchase price 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 2nd day of May, 2025.

ESTATE OF COOPER HODGE, PR-2025-000408

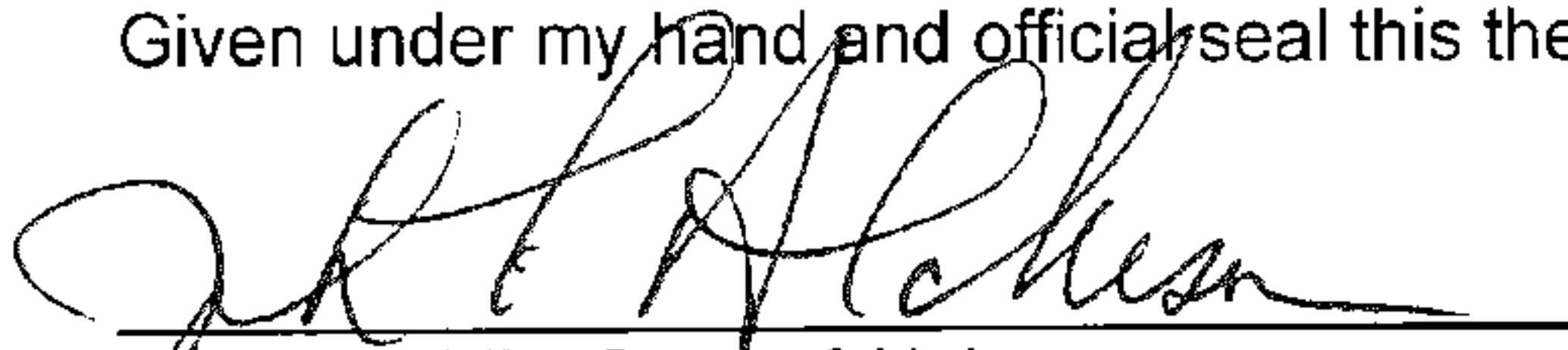

C. Burton Dunn
Personal Representative

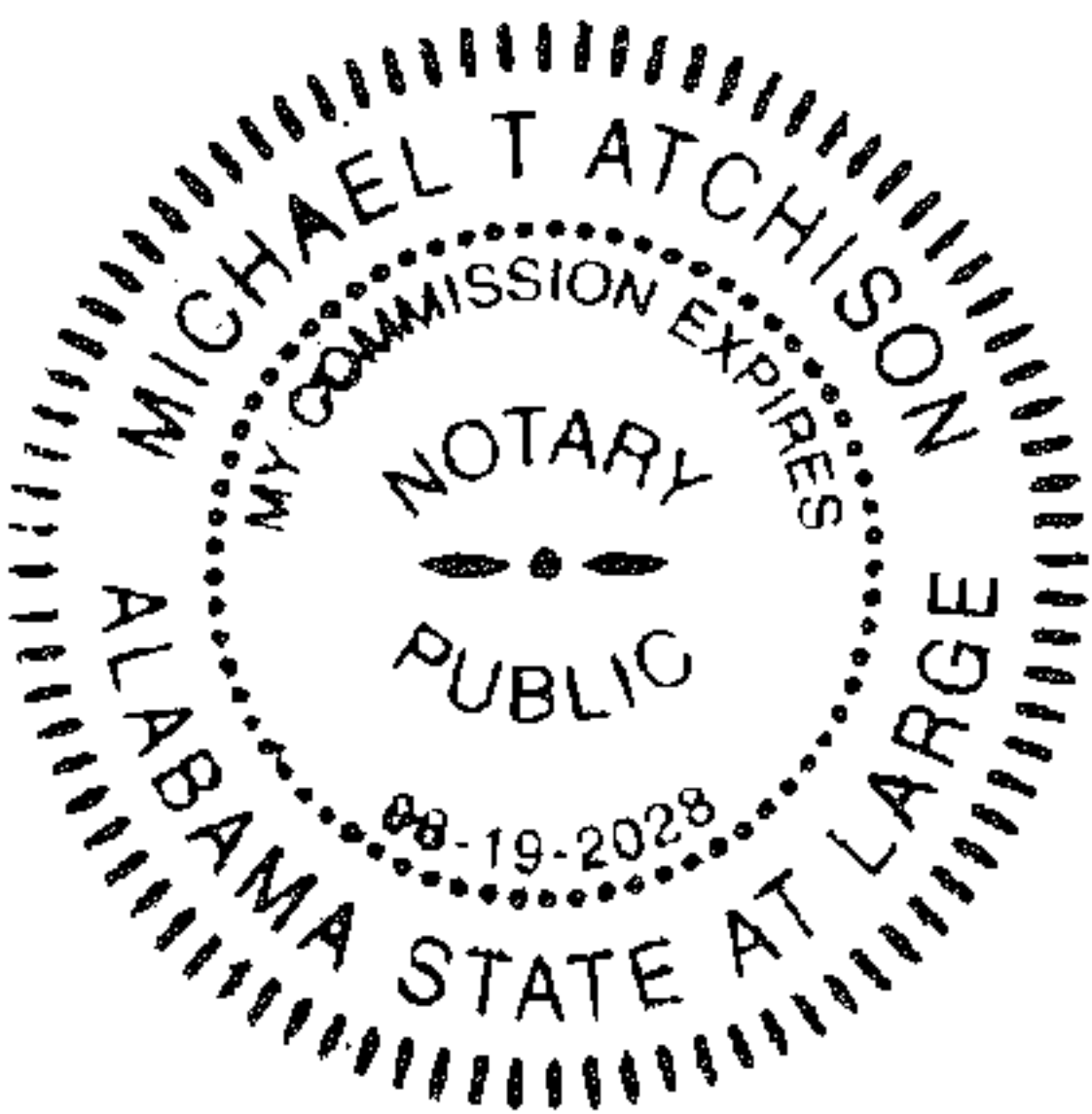
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that C Burton Dunn as Personal Representative of The **Estate of Cooper Hodge, Shelby County Probate, Case No. PR-2025-000408**, 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 2nd day of May, 2025.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: August 19, 2028



Poor Quality

EXHIBIT "A"

The Land referred to herein below is situated in the County of Shelby, State of Alabama and is described as follows:

Parcel I:

Commence at the Northwest corner of Section 31, Township 20 South, Range 2 East; thence run Southerly along the West boundary line of said Section 31 a distance of 144.69 feet to a point on the Southwest 150-foot right of way line of the Southern Electric Generating Company's Railroad spur line, being the point of beginning of the parcel described herein; thence continue along the said West boundary line of Section 31, a distance of 1172.39 feet to the SW corner of the NW 1/4 of NW 1/4, of said Section 31; thence continue along the said West boundary line of Section 31, a distance of 207.78 feet to a point; thence turn an angle of 89 degrees 46 minutes 12 seconds to the left and run Easterly and parallel with the South line of the said NW 1/4 of NW 1/4, a distance of 1438.59 feet to a point on the Southwest 150-foot right of way line of Southern Electric Generating Company's Railroad spur line; thence turn an angle of 141 degrees 11 minutes 37 second to the left and run Northwesterly along said right of way line a distance of 1226.26 feet to spiral curve to the right being concave to the Northeast and having a central angle of 2 degrees 00 minutes 00 seconds for a distance of 100 feet to a spiral curve point; thence to the Northeast and having a radius of 1582.69 feet and a central angle of 49 degrees 55 minutes 44 seconds for an arc distance of 690.80 feet to the point of beginning. (The parameters for the central curve segment described above are: Radius = 1582.69 feet; central angle = 25 degrees 00 minutes 29 seconds; arc length of curve = 690.80 feet; tangent distance = 350.99 feet). Said parcel of land is lying in the NW 1/4 of NW 1/4, and SW 1/4 of NW 1/4, Section 31, Township 20 South, Range 2 East.

Subject to a 30' easement for ingress/egress described as follows:

Commence at the NE corner of Section 36, Township 20 South, Range 1 East, Shelby County, Alabama; thence S 00 degrees 43 minutes 17 seconds E, a distance of 144.67'; thence S 00 degrees 44 minutes 28 seconds E, a distance of 1,171.98' to the point of beginning; thence continue along the last described course, a distance of 30.03'; thence S 86 degrees 40 minutes 34 seconds W, a distance of 362.97'; thence N 03 degrees 19 minutes 26 seconds W, a distance of 30.00'; thence N 86 degrees 40 minutes 34 seconds E, a distance of 364.32' to the point of beginning.

Parcel II:

Commence at one-inch octagon shaped steel rod found in place marking the Northeast corner of Section 36, Township 20 South, Range 1 East; thence run Southerly along the East boundary line of said Section 36, a distance of 1317.08 feet to an iron pin at the Northeast corner of the SE 1/4 of NE 1/4, of said Section 36 and being the point of beginning of the parcel herein described; thence continue along the East boundary line of said Section 36, a distance of 207.78 feet to a point; thence turn an angle of 87 degrees 59 minutes 36 seconds to the right and run a distance of 352.38 feet to a point on the Eastern 40 foot right of way line of Shelby County Highway No. 61; thence turn an angle of 89 degrees 18 minutes 02 seconds to the right and run along said right of way line a distance of 170.71 feet to a concrete right of way marker found in place; thence turn an angle of 3 degrees 10 minutes 09 seconds to the left and run along the chord of a curve to the left, a distance of 33.53 feet to an iron pin found in place; thence turn an angle of 93 degrees 19 minutes 03 seconds to the right and run a distance of 364.02 feet to the point of beginning. Said parcel of land is lying in the SE 1/4 of NE 1/4, Section 36, Township 20 South, Range 1 East, Shelby County, Alabama. According to survey of Lewis H. King, Jr., RLS #12486, dated June 23, 1994.

Also, a 30' easement for ingress/egress described as follows:

Commence at the NE corner of Section 36, Township 20 South, Range 1 East, Shelby County, Alabama; thence S 00 degrees 43 minutes 17 seconds E, a distance of 144.67'; thence S 00 degrees 44 minutes 28 seconds E, a distance of 1,171.98' to the point of beginning; thence continue along the last described course, a distance of 30.03'; thence S 86

degrees 40 minutes 34 seconds W, a distance of 362.97'; thence N 03 degrees 19 minutes 26 seconds W, a distance of 30.00'; thence N 86 degrees 40 minutes 34 seconds E, a distance of 364.32' to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/02/2025 03:53:33 PM
 \$117.00 BRITTANI
 20250502000132400

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name	Estate of Cooper Hodge, PR-2025-000408	Grantee's Name	Jessie Allen Isom Enola Leigh Lawson Isom
Mailing Address	<i>PO Box 696 Birmingham, AL 35202</i>	Mailing Address	<i>129 Grove Hill Dr Alabaster, AL 35070</i>
Property Address	10994 Highway 61 Wilsonville, AL 35186	Date of Sale	May 02, 2025
		Total Purchase Price	\$300,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 May 01, 2025

Print Estate of Cooper Hodge, PR-2025-000408

Unattested

Sign *[Signature]*
(Grantor/Grantee/Owner/Agent) circle one

(verified by)