20251113000348990 11/13/2025 01:50:04 PM DEEDS 1/3

Send	Tax Notice to:	
		-

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)	
		KNOW ALL MEN BY THESE PRESENTS:
SHELBY COUNTY)	

That in consideration of TEN Dollars (\$10.00) and other consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Heirs at Law of Jerry Isbell, Heirs at Law are Johnny Lynn Isbell, a married man, and David Dewayne Isbell, an unmarried man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Staci Janine Miller, a married woman, and her husband, Edward DeWayne Dawson (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

This property does not constitute the homestead of the grantor, Johnny Lynn Isbell, or his spouse.

Land in Shelby County, Alabama, commencing at the SE corner of NE 1/4 of the NW 1/4 Section 11, Township 18 South, Range 1 East and run West along the South line of the said 1/4-1/4 for 47.62'; thence right 90 deg. 15' 21" for 50.4' to the North right of way of Shelby County Highway 480 and the Point of beginning; thence left 90 deg. 33' 05" and run West along the said North right of way for 247.18'; thence right 90 deg. 33' 05" and run North for 315.11'; thence right 89 deg. 44' 39" and run East for 247.17'; thence right 90 deg. 15' 21" and run South 313.84' returning to the point of beginning / Containing 1.78 acres, more or less.According to the survey of Chester A. Harris, P.L.S., Harris Surveying & Mapping, LLC, Ala. Reg. No. 20356, dated May 22, 2010.

Being the same property conveyed to Jerry Joe Isbell and wife, Louise Isbell, by Warranty Deed from Ronnie C. Weldon, an unmarried woman, dated July 21, 2010, of record in Instrument No. 20100721000232510, Probated Judge's Office for Shelby County, Alabama. Jerry Joe Isbell died on August 17, 2025.

TO HAVE AND TO HOLD to the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

Property Address: 631 Hwy 480, Vandiver, AL 35176

IN WITNESS WHEREOF, we have hereunto set ou	r hands and seals, this day of
Johns Lynn Alle	THE DIN PHILLIPS
Johnny Lynn Isbell	
And Ista	A A A A A A A A A A A A A A A A A A A
David Dewayne Isbell	
STATE OF ALABAMA)	ON COUNTRIES
Stlaik-county)	ERAL ACKNOWLEDGEMENT
I,, a Notary State, hereby certify that Johnny Lynn Isbell, whose name and who is known to me, acknowledged before me on this of of the conveyance, he executed the same voluntarily on the	date, that, being informed of the contents
Given under my hand and official seal this 10 da	ay of $N0V$, 2025
	NOTARY PUBLIC
My Commission Expires:	10/1/20
STATE OF ALABAMA	
St Clair county) GENE	RAL ACKNOWLEDGEMENT
I,	me on this date, that, being informed of
Given under my hand and official seal this $\underline{10}$ da	$\frac{100}{202}$
My Commission Expires:	NOTARY PUBLIC
iviy Commingaton Explica.	
THIS INSTRUMENT PREPARED BY FREEMAN FITE THE FITE LAW FIRM, LLC Post Office Box 368 Anniston, Alabama 36202 Phone: 256-231-9330	PHILLIO MARINE PHILLIO MARINE PHILLION OF ARY

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

Grantor's Name:	Heirs at Law of Jerry Joe Isbell and of Louise Isbell and DeWayne Isbell		Staci Janine Miller and DeWayne Miller	
	LINU Brooke LO	M	100 Shadowood U	ghe
Mailing Address:	Balmille	Mailing Address:	SHEYEL AND	
	35120		35147	
Property Address:	631 Hwy 480	Date of Sale:	11/10/25	
	Vandiver Al 35176	Total Purchase	25 000 00	

Property Address: |631 Hwy 480 | Date of Sale: | 11/10/25 |
| Vandiver, AL 35176 | Total Purchase | 25,000.00 |
| 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	Appraisal
Sales Contract	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.

Dale 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 the 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 <u>Code of Alabama 1975</u> § 40-22-1 (h).

Date: 1\/10/25	Print: <u>FYIM</u> FMILS
Unattested:	Sign:
(verified by)	(Grantor/Grantee/Owner/Agent) circle one
	Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/13/2025 01:50:04 PM
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