

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by

Sandy F. Johnson

3170 Highway 31 South

Pelham, Alabama 35124

Send Tax Notice to: James H. Strickland, Jr.

(Address) P.O. Box 500

COLUMBIANA, AL 35051

Warranty Deed

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **James H. Strickland, Jr., a married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **James H. Strickland, Jr. and Beth F. Strickland, as joint tenants with right of survivorship, as to an undivided one-half interest, and Richard N. Glasgow and Beth D. Glasgow, as joint tenants with right of survivorship, as to an undivided one-half interest**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 1 and 2, according to the Survey of Strickland Industrial Subdivision – Columbiana, as recorded in Map Book 41, Page 68, in the Probate Office of Shelby County, Alabama.

The above described property does not constitute the homestead of the Grantor, nor that of his spouse, neither is it contiguous thereto.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 20th day of March, 2013.

James H. Strickland, Jr.
James H. Strickland, Jr.

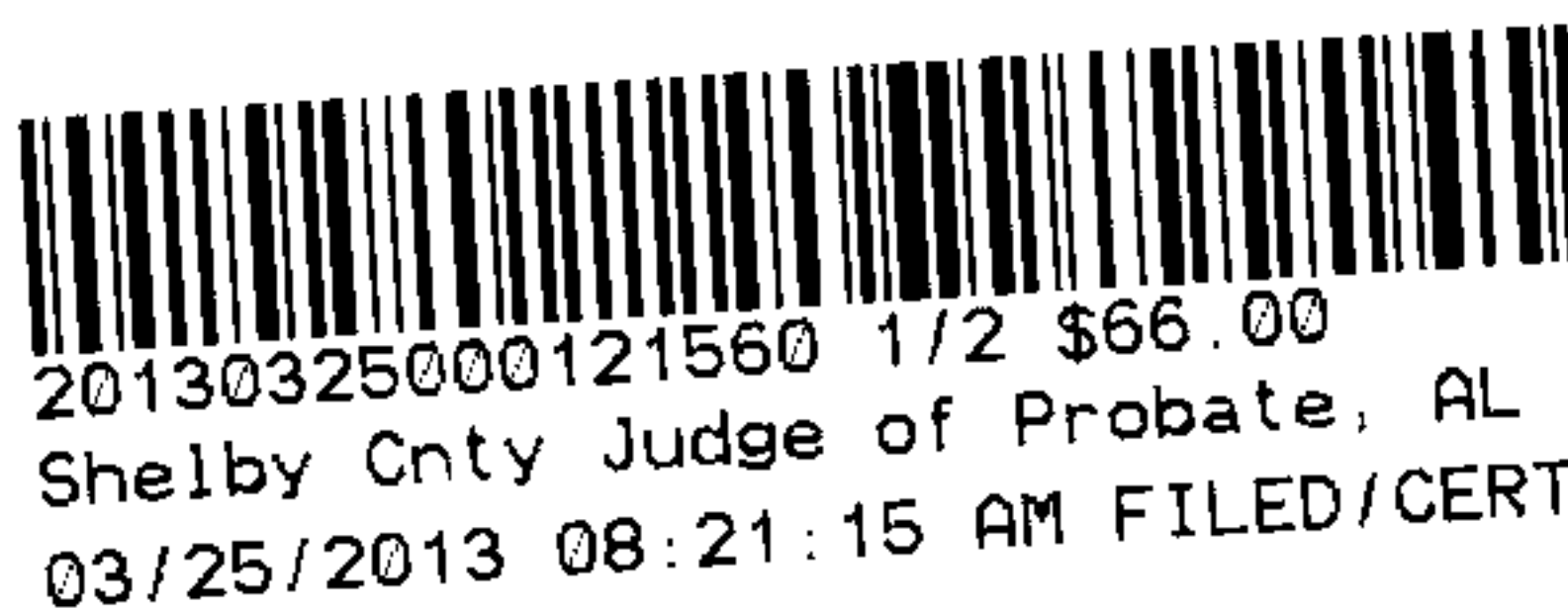
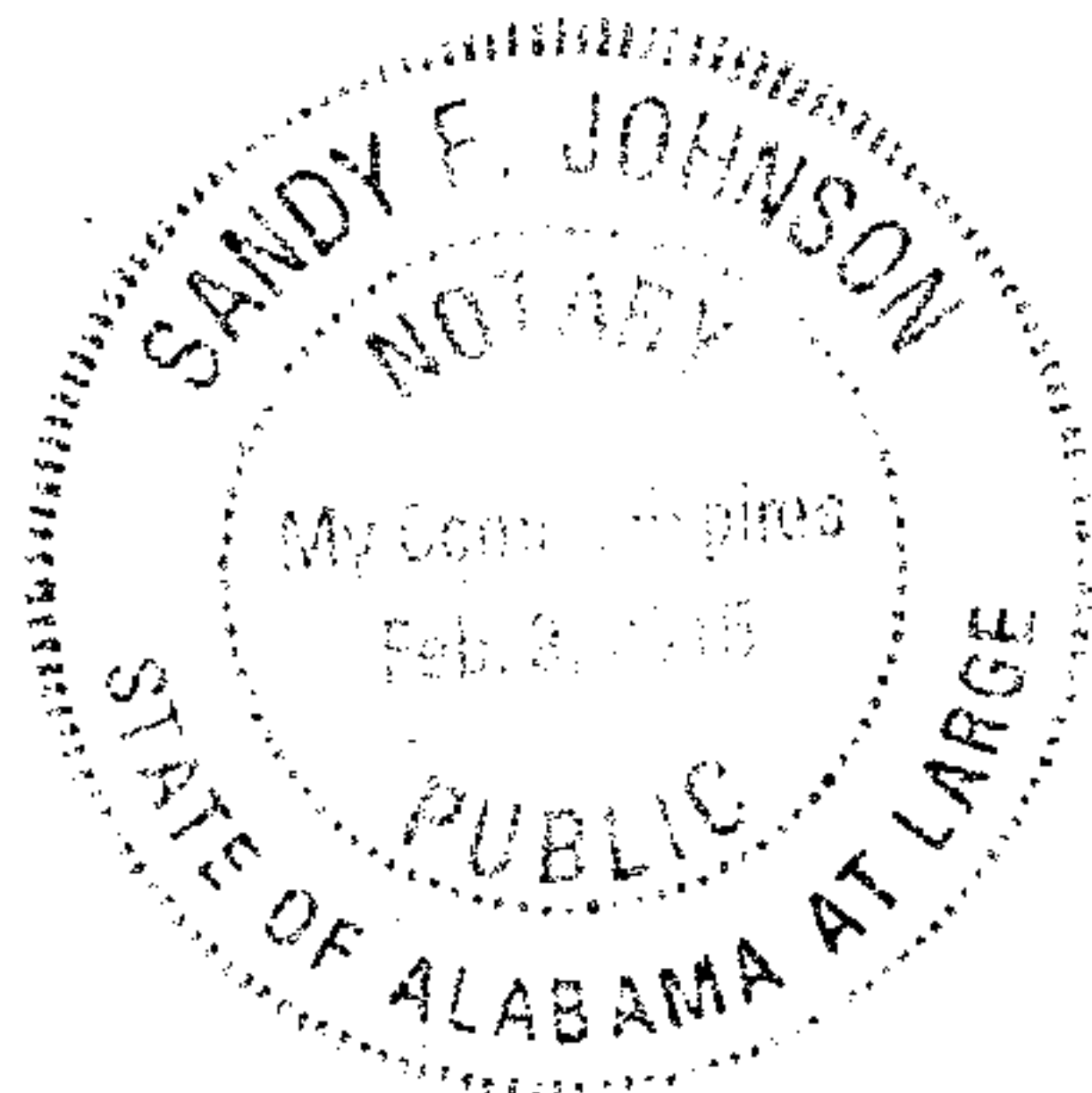
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **James H. Strickland, Jr.** whose name is 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, he executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of March, 2013.

[Signature]
Notary Public

My commission expires: _____



Shelby County, AL 03/25/2013
State of Alabama
Deed Tax: \$51.00

Real Estate Sales Validation Form

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

Grantor's Name James H. Strickland Jr.
Mailing Address P.O. Box 500
Columbiana, AL 35051

Grantee's Name James H. + Beth F. Strickland Jr.
Mailing Address and Richard N. + Beth D. Glasgow
P.O. Box 500
Columbiana, AL 35051

Property Address Lots 1 & 2
Strickland Industrial Subdivision
Industrial Parkway
Columbiana, AL 35051

Date of Sale 3-20-13

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

3/4 = 51,000.

LOT 1 - \$15,400.

LOT 2 - \$53,400.

TOTAL
\$68,800.

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 Tax Assessor's Market Value (copy attached)

☐ 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 3-25-13

Print James H. Strickland Jr.

Sign

James H. Strickland Jr.

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1

I Inattested



20130325000121560 2/2 \$66.00
Shelby Cnty Judge of Probate, AL
03/25/2013 08:21:15 AM FILED/CERT