

This instrument was prepared by:  
Josh L. Hartman  
P. O. Box 846  
Birmingham, Alabama 35201

Send Tax Notice To:  
Adam J. Strickland  
Beatrice H. Strickland  
336 Kilkerran Lane  
Pelham, AL 35124

**CORPORATION FORM STATUTORY WARRANTY DEED – Jointly for Life with Remainder to Survivor**

STATE OF ALABAMA )

SHELBY COUNTY )

That in consideration of Three Hundred Fifty Seven Thousand Seven  
Hundred Fifty-Nine and No/100 (\$ 357,759.00 ) Dollars  
to the undersigned grantor, **SB DEV. CORP.**, an Alabama corporation, (herein referred to as GRANTOR) in  
hand paid by the grantees herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by  
these presents, grant, bargain, sell and convey unto Adam J. Strickland and  
Beatrice H. Strickland, (herein referred to as Grantees), for and during  
their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with  
every contingent remainder and right of reversion, the following described real estate, situated in Shelby  
County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

\$286,207.00 of the purchase price recited above is being paid by a mortgage loan  
closed simultaneously herewith.

TO HAVE AND TO HOLD unto 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 does not  
survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said GRANTOR, by its Authorized Representative, who is authorized to  
execute this conveyance, hereto set its signature and seal, this the 25th day of April,  
20 16.

SB DEV. CORP.

By: 

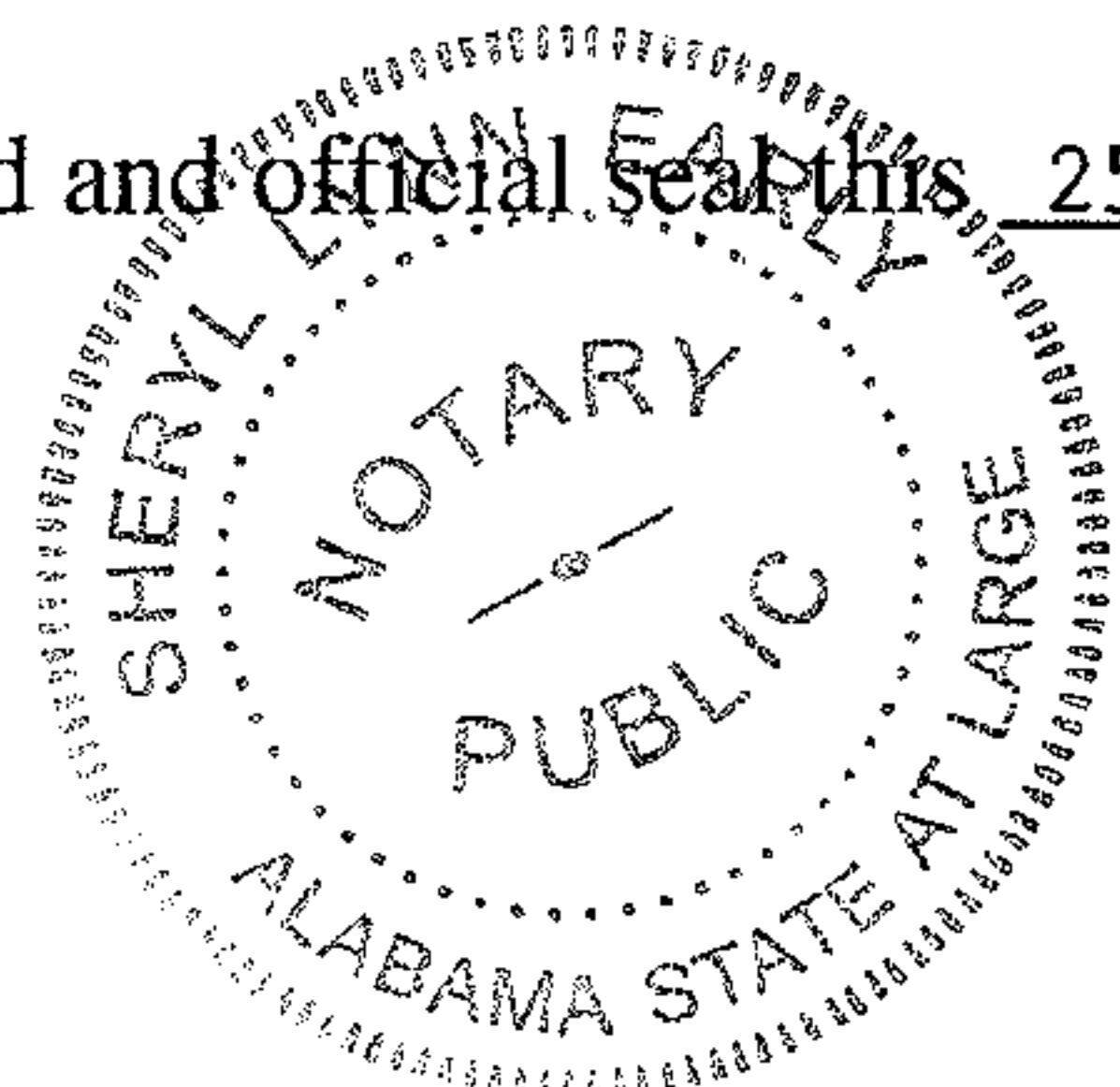
Authorized Representative

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Levi Mixon, whose name as Authorized Representative of SB DEV. CORP., a  
corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this  
day to be effective on the 25th day of April, 20 16, that, being informed of the contents  
of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of  
said corporation.

Given under my hand and official seal this 25th day of April, 20 15.

My Commission Expires:  
09/15/2016



  
Notary Public

**EXHIBIT "A"**

Lot 2018, according to the Survey of Glen Iris at Kilkerran Phase 2, as recorded in Map Book 44, Page 36, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes and assessments for the current year and subsequent years and not yet due and payable;
2. Easement(s) building line(s) and restriction(s) as shown on recorded map;
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein;
4. Restrictions appearing of record in Inst. No. 2014-19045.

## Real Estate Sales Validation Form

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

Grantor's Name SB Dev. Corp.

Mailing Address 3545 Market Street  
Hoover, AL 35226

Grantee's Name Adam J. Strickland  
Beatrice H. Strickland

Mailing Address 336 Kilkerran Lane  
Pelham, AL 35124

Property Address 336 Kilkerran Lane  
Pelham, AL 35124

Date of Sale April 25, 2016

Total Purchase Price \$357,759.00  
or Actual Value \$  
or Assessor's Market Value \$



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/25/2016 01:21:21 PM  
\$92.00 CHERRY  
20160425000134700

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

\_\_\_\_\_ Bill of Sale \_\_\_\_\_ Appraisal  
\_\_\_\_\_ Sales Contract \_\_\_\_\_ Other  
  X   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 April 25, 2016

Print: Joshua L. Hartman

Unattested

Sign:

(verified by)

(Grantor/Grantee/Owner/Agent) circle one