

20160722000257620 1/3 \$353.00
Shelby Cnty Judge of Probate, AL
07/22/2016 01:30:30 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
J. Birch Bowdre, Esq.
Wallace, Jordan, Ratliff & Brandt, LLC
Post Office Box 530910
Birmingham, Alabama 35253

SEND TAX NOTICE TO:
Charles and Tessa Strickland
1168 Hwy 107
Montevallo, Alabama 35115

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

TITLE NOT EXAMINED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof being hereby acknowledged, CHARLES LARRY STRICKLAND, a married man (herein referred to as the "Grantor"), does grant, bargain, sell and convey unto CHARLES LARRY STRICKLAND and TESSA CAROL STRICKLAND, a married couple, (herein referred to as the "Grantees"), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot A, according to the survey of Baker Properties, Ltd., Land Division #2, as recorded in Map Book 12 page 14 in the Probate Office of Shelby County, Alabama.

Source of Title: Deed Book 178, Page 260; and Deed Book 261 Page 733.

Parcel ID: 23 7 36 0 002 001.002

Subject to ad valorem taxes due October, 2016, not yet a lien.

Subject to ad valorem taxes due October 2017, not yet payable.

Subject to all easements, encumbrances, restrictions and rights of way of record.

The above property does constitute the homestead of the Grantor.


TO HAVE AND TO HOLD, to the said Grantees as joint tenants with right of survivorship, their successors and assigns, forever.

Shelby County, AL 07/22/2016
State of Alabama
Deed Tax: \$332.00

For purposes of compliance with Code of Alabama 1975, Section 40-22-1, Grantor validates and verifies the following:

- (i) *Grantor's Name and Mailing Address is:* Charles Larry Strickland, 1168 Hwy 107, Montevallo, Alabama 35115;
- (ii) *Grantees' Name and Mailing Address is:* Charles Larry Strickland and Tessa Carol Strickland, 1168 Hwy 107, Montevallo, Alabama 35115;
- (iii) *The property address of the property conveyed hereby is:* 1168 Hwy 107, Montevallo, Alabama 35115
- (iv) *The Date of Sale is:* July 11, 2016;
- (v) *The Total Purchase Price is:* Assessor's Market Value is \$331,720; and
- (vi) *The purchase price or actual value claimed on this form can be verified in the following documentary evidence:* Other: Tax Assessor's Value (Recordation of documentary evidence is not required).

IN WITNESS WHEREOF, the Grantor and his wife have executed this conveyance by setting their signatures hereto this the 11th day of July, 2016.


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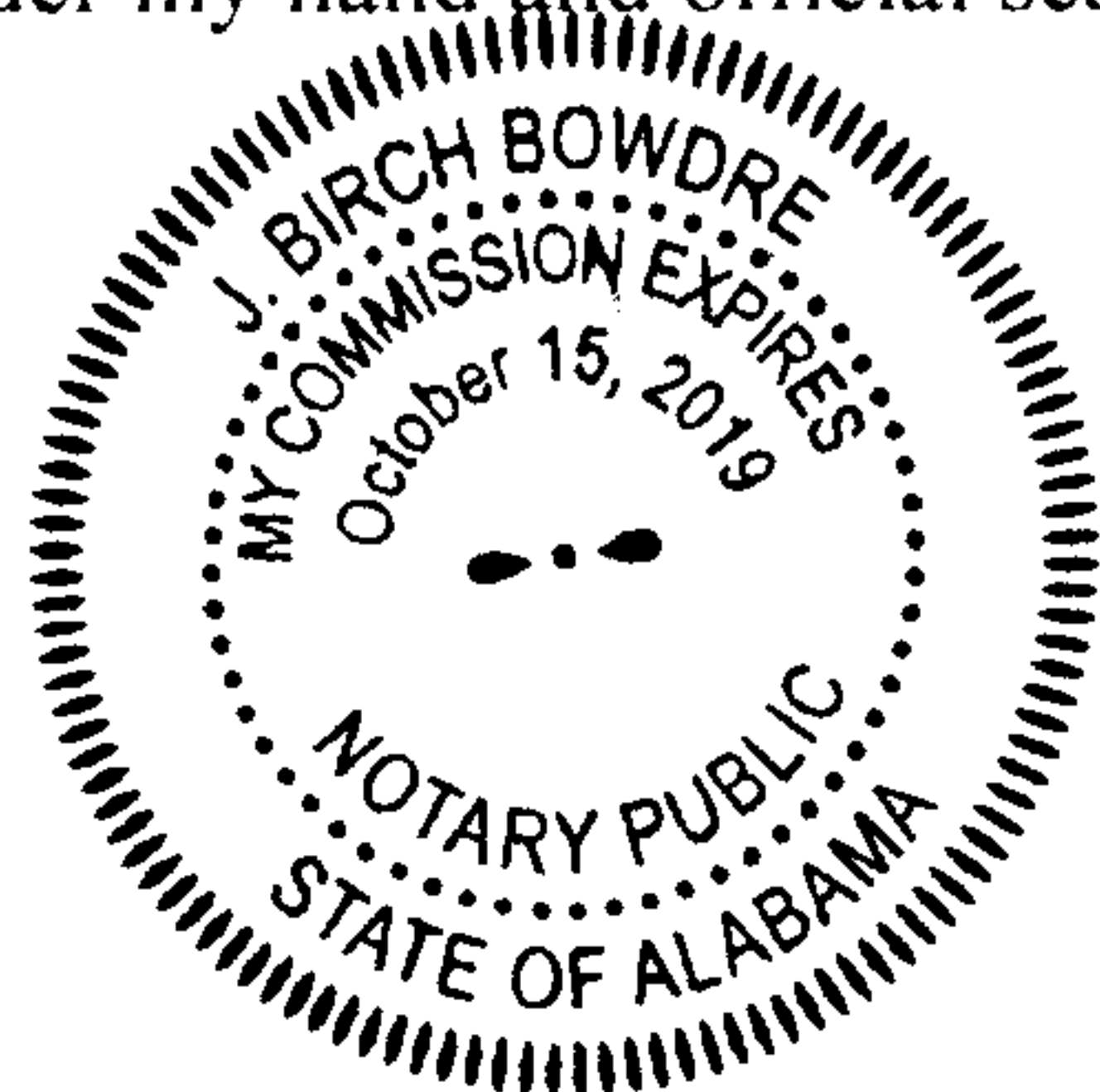

CHARLES LARRY STRICKLAND

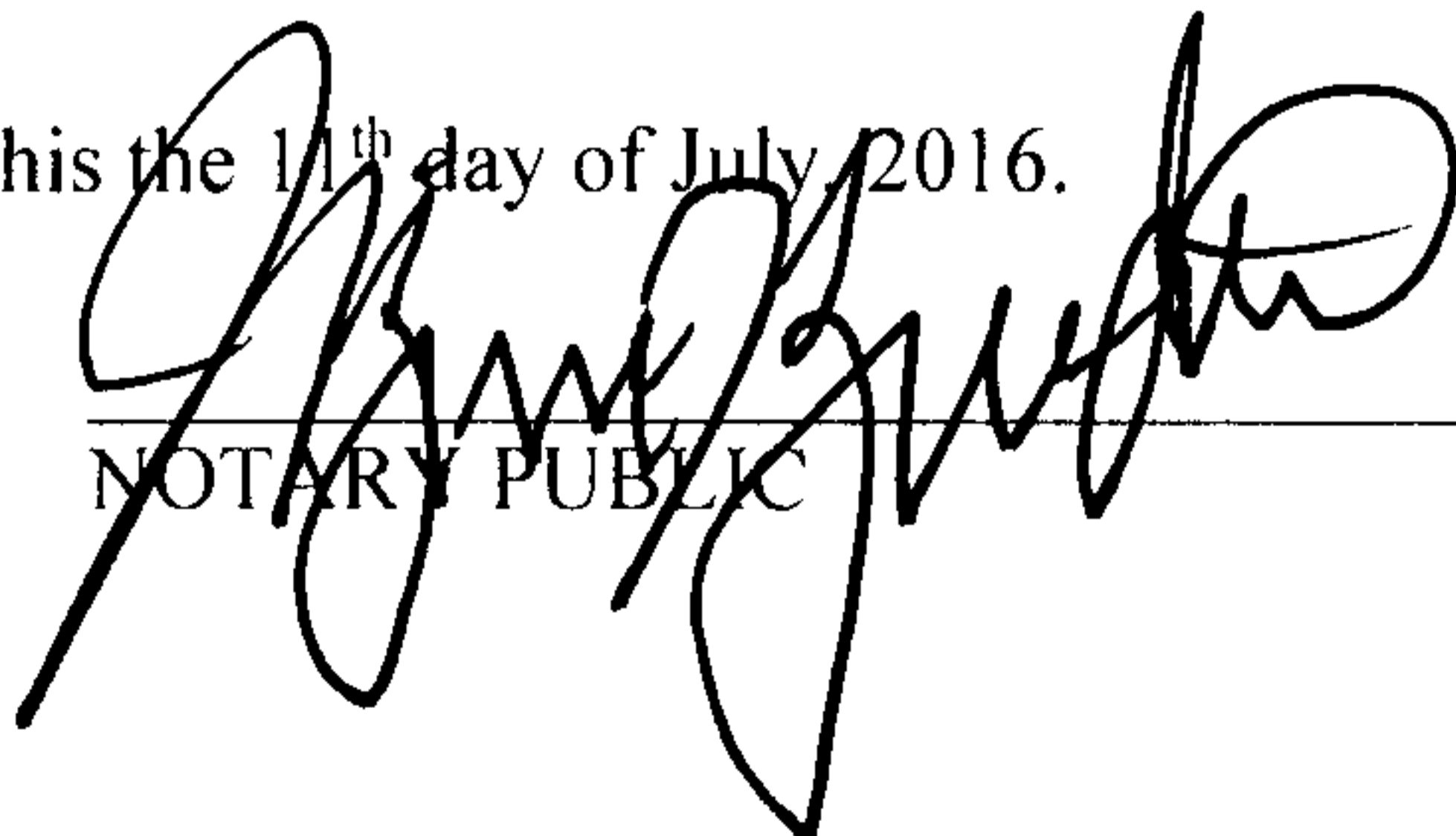

TESSA CAROL STRICKLAND

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that CHARLES LARRY STRICKLAND, whose name is signed the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of July 2016.



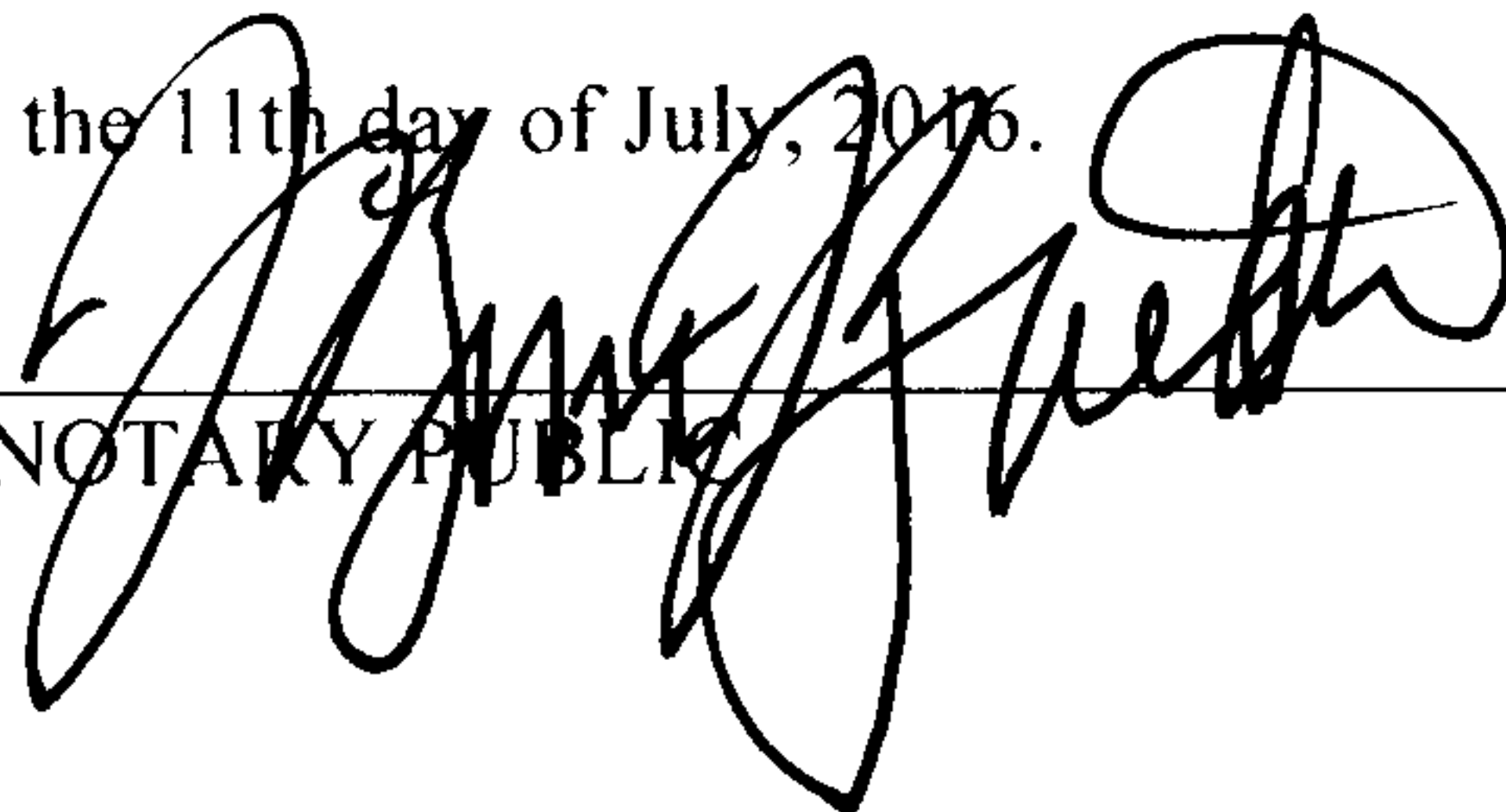

NOTARY PUBLIC


STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that TESSA CAROL STRICKLAND, whose name is signed the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of July, 2016.




NOTARY PUBLIC


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