

20160919000341590
09/19/2016 01:26:04 PM
DEEDS 1/3

Grantor: EvaBank 1710 Cherokee Ave. SW Cullman, AL 35055 Grantee: William D. Strickland Betty E. Strickland	Property Address: 229 Meadowlark Dr., Alabaster, AL 35007 PARCEL ID# 23-6-23-2-001-039.013 Date of Sale: <u>9/12/16</u> Total Purchase Price: \$139,900.00 Purchase Price Verification: See deed below
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THIS INSTRUMENT WAS PREPARED BY:
Dewayne N. Morris, Attorney at Law
2131 Third Avenue North, Birmingham, Alabama 35203

SEND TAX
William D. Strickland
Betty E. Strickland

JOINT WITH THER RIGHT OF SURVIVORSHIP STATUTORY WARRANTY DEED

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

That in consideration of One Hundred Thirty-Nine Thousand Nine Hundred and no/100 (\$139,900.00) Dollars, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **EvaBank, an Alabama bank**, (herein referred to as Grantor) does by these presents, grant, bargain, sell and convey unto **WILLIAM D. STRICKLAND and wife, and BETTY E. STRICKLAND** (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama:

Lot #17 in the SW ¼ of the SW ¼ of Section 6, Township 22 South, Range 4 Lot 14, Block 6, according to the Map of Meadowview, Second Sector as recorded in Map Book 8, Page 50, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This conveyance is made subject to matters of survey and other matters of record, if any.

This conveyance is made subject to rights of redemption by virtue of that certain mortgage foreclosure deed dated January 5, 2016, which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, which right of redemption shall expire January 5, 2017.

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.

IN WITNESS WHEREOF, EvaBank, an Alabama bank, by Kelly J. Meade, Special Asset Manager who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8th day of September, 2016.

EVABANK

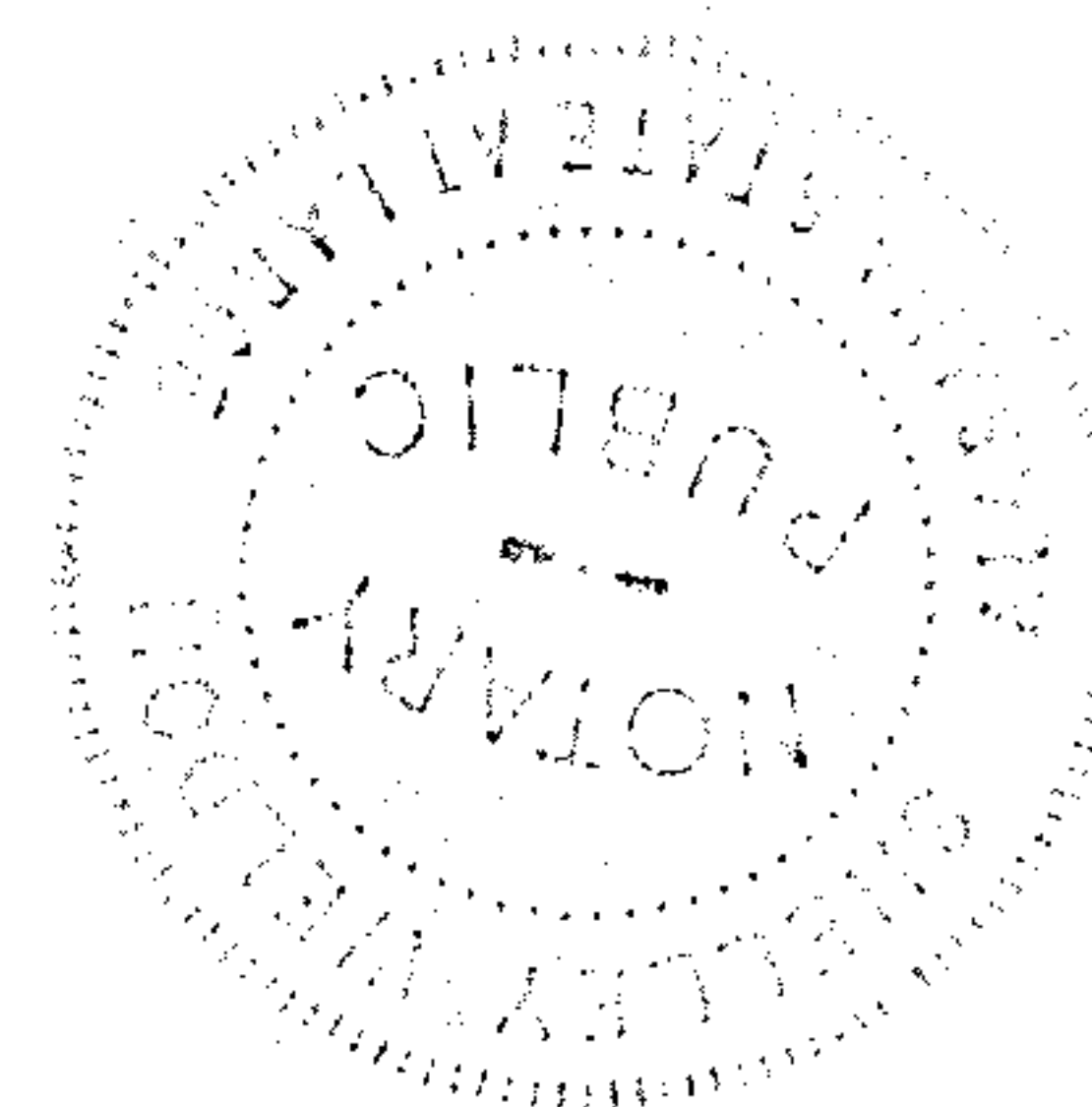
By: Kelly J. Meade
Kelly J. Meade, Special Asset Manager

STATE OF ALABAMA)
)
COUNTY OF CULLMAN)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Kelly J. Meade, whose name as Special Asset Manager of EvaBank 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, she, as such officer and with full authority, executed the same voluntarily for and as the act of EvaBank.

Given under my hand and official seal, this the 8th day of September, 2016.

Shelley Wildon
NOTARY PUBLIC
My Commission Expires: 6/26/2018



Real Estate Sales Validation Form

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

Grantor's Name	EvaBank	Grantee's Name	Betty E. Strickland William D. Strickland
Mailing Address	1710 Cherokee Avenue SW Cullman, AL 35055	Mailing Address	2357 Shady Lane Drive Calera, AL 35040
Property Address	229 Meadowlark Drive Alabaster, AL 35007	Date of Sale	September 12, 2016
		Total Purchase Price	\$139,900.00
		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 September 08, 2016

Unattested

(verified by)

Print EvaBank

Sign Kelly J. Meade
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/19/2016 01:26:04 PM
\$22.00 CHERRY
20160919000341590