

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051


20170405000116170 1/3 \$78.00
Shelby Cnty Judge of Probate, AL
04/05/2017 03:27:53 PM FILED/CERT

and Tax Notice to:
Harold Skalka & Kirsten Fenwick
31 Summerwood Lane
Prerett, AL 35174

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Fifty Six Thousand Nine Hundred and No/00 Dollars (\$56,900.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Richard Curtis Stracner and wife, Jeanette S. Stracner, (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **Harold Skalka and Kirsten S. Fenwick, (herein referred to as grantee, whether one or more)**, 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**, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

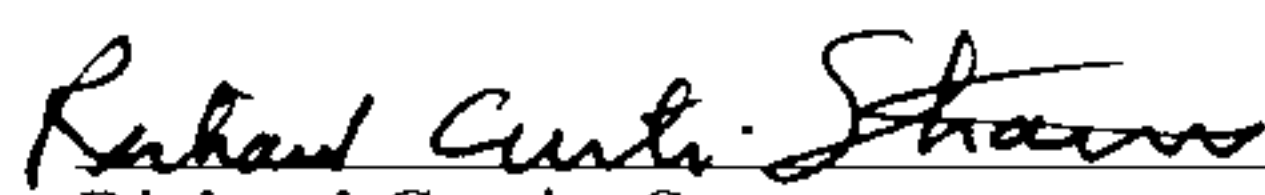
Subject to 2017 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

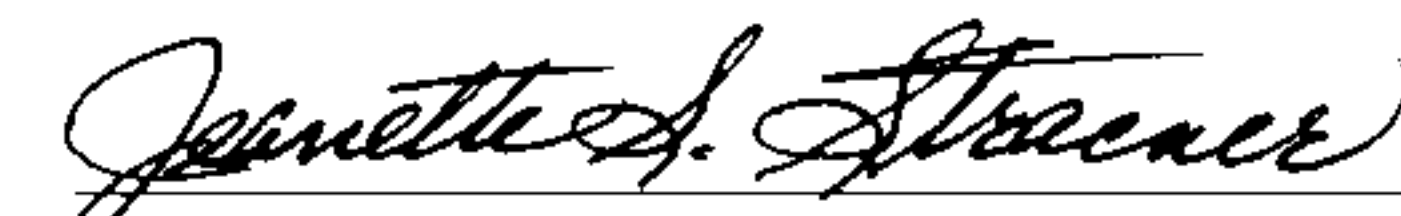
Jeanette S. Stracner is one and the same as Jeannette Stracner in deed recorded in Inst.#20161006000368200.

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 Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4th day of April, 2017.

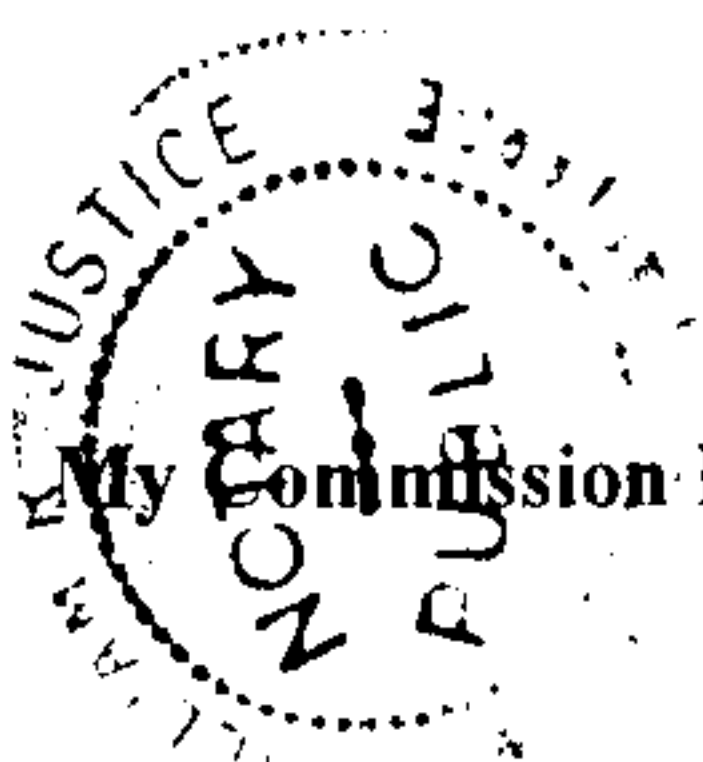

Richard Curtis Stracner


Jeanette S. Stracner

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Richard Curtis Stracner and Jeanette S. Stracner**, who are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date, in his capacity as Executor.

Given under my hand and official seal this 4th day of April, 2017.




Notary Public

Shelby County, AL 04/05/2017
State of Alabama
Deed Tax: \$57.00

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL B

Commence at the Northeast corner of the SE 1/4 of the NE 1/4 of Section 24, Township 19 South, Range 1 East and run South 1 degree 15 minutes 23 seconds East for 110.0 feet; thence continue along the last stated course for 880.39 feet to a point; thence run South 1 degree 43 minutes 20 seconds East for 340.13 feet to the Southeast corner of said 1/4-1/4; thence run South 1 degree 04 minutes 00 seconds East for 468.56 feet to a point on the northeasterly right of way line of the Central of Georgia Railroad; thence run North 45 degrees 08 minutes 40 seconds West along the northeasterly right of way line for 1523.73 feet to a point in an 18 foot wide chert road and the point of beginning; thence run North 12 degrees 34 minutes 27 seconds East along said road for 100.0 feet to a point; thence run South 45 degrees 08 minutes 40 seconds East for 373.87 feet to a point; thence run North 44 degrees 04 minutes 13 seconds East for 1085.63 feet to the Easterly line of said SE 1/4 of the NE 1/4; thence run along the Easterly boundary North 1 degree 15 minutes 23 seconds West for 100.0 feet to the Northeast corner of the SE 1/4 of the NE 1/4; thence run West along said Northern boundary of said 1/4-1/4 section to the Northwest corner of the SE 1/4 of the NE 1/4; thence run South along the Westerly boundary of said 1/4-1/4 section to the Northeasterly right of way line of the Central of Georgia Railroad; thence South 45 degrees 08 minutes 40 seconds East 378.08 feet to the point of beginning.

RCJ
JSS


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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Richard C. Stracner
Mailing Address 5115 Colonial Park Rd.
Birmingham, AL 35242

Grantee's Name: Harold Skalka & Kirsten Fenwick
Mailing Address: 181 Summerwood Lane
Sterrett, AL 35147

Property Address: Sterrett, AL

Date of Sale 4/04/17

Total Purchase Price \$ 56,910.00

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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other -


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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 4-4-17

✶ Sign Richard C Stracner
(Grantor/Grantee/Owner/Agent) circle one

✶ Print Richard C Stracner

____ Unattested

(Verified by)