

## **WARRANTY DEED**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantees, the receipt in full and sufficiency whereof is acknowledged, We, **JOHN O. STRANGE, a married man**, the undersigned Grantors, do grant, bargain, sell and convey my interest, to **JOHN O. STRANGE and wife, PAM STRANGE**, Grantees, as joint tenants, with right of survivorship, the following described real property, situated in SHELBY County, Alabama, viz:

**See Exhibit A attached hereto for legal description.**

**John O. Strange is the surviving Grantee is the certain deed recorded in instrument number 20060721000353470 on 07/21/2006 and 20070731000355080 on 07/31/2007 in the Probate Office of Shelby County. The other Grantee, Cynthia V. Strange, died on or about September 18, 2016. A copy of her death certificate is attached.**

**This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.**

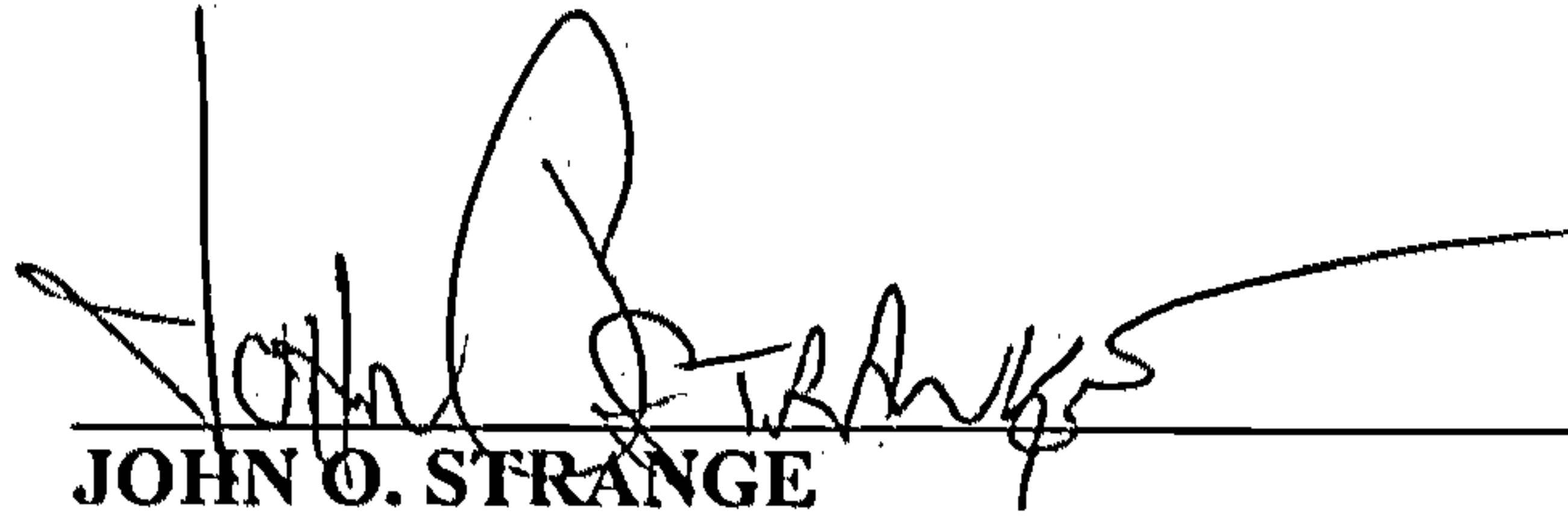
**TO HAVE AND TO HOLD** unto the said Grantees, for and during their joint lives, and upon the death of either of them then to the survivor of them. In fee simple, and to the heir and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do, for ourselves and our heirs, executors and administrators, covenant

with the said Grantees, and the heirs and assigns of the survivor of them, that we are lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, as hereinabove provided, and the heirs and assigns of said survivor, forever, against the lawful claims of all persons.

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK.

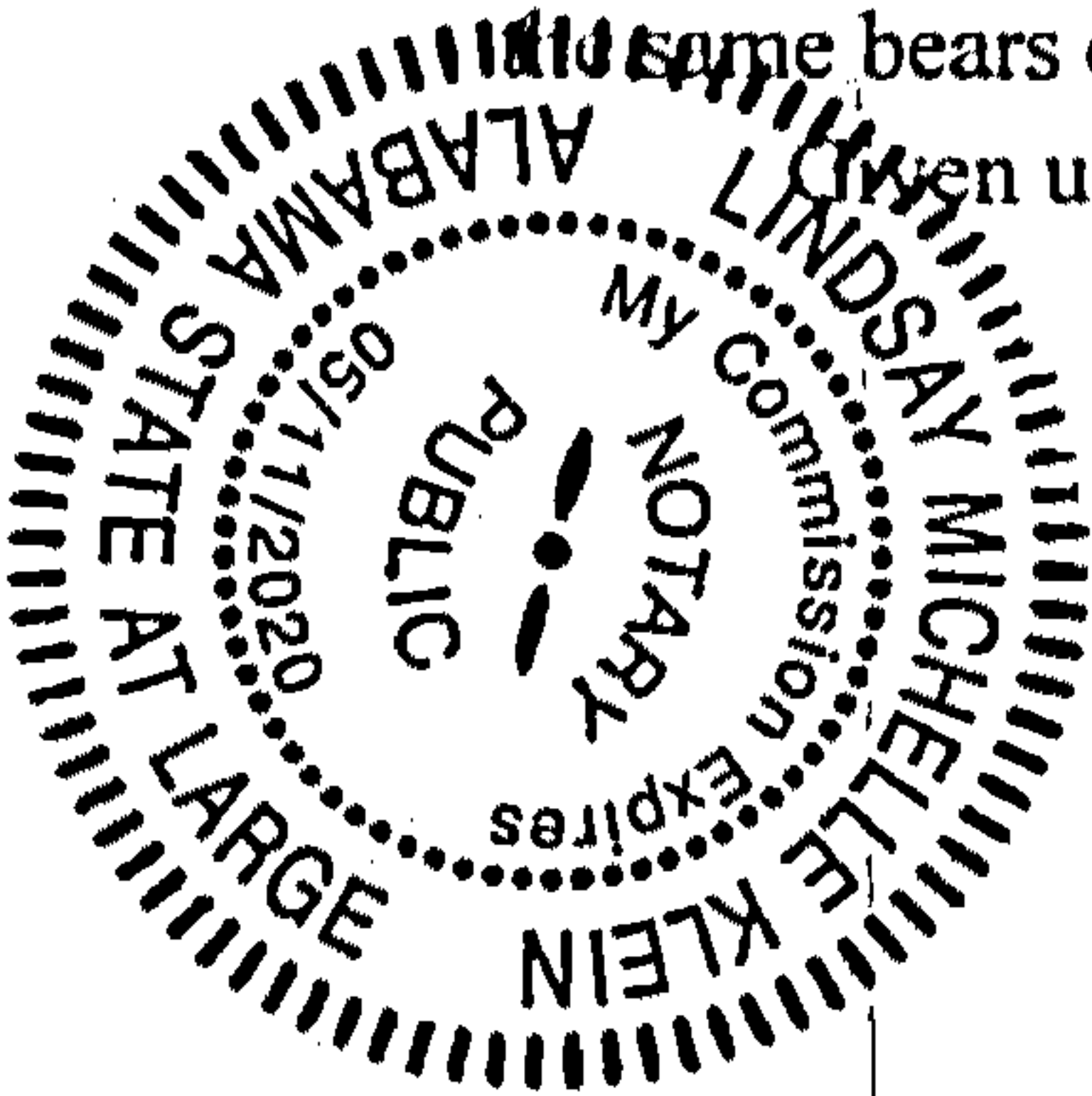
IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 21st day of November, 2017.

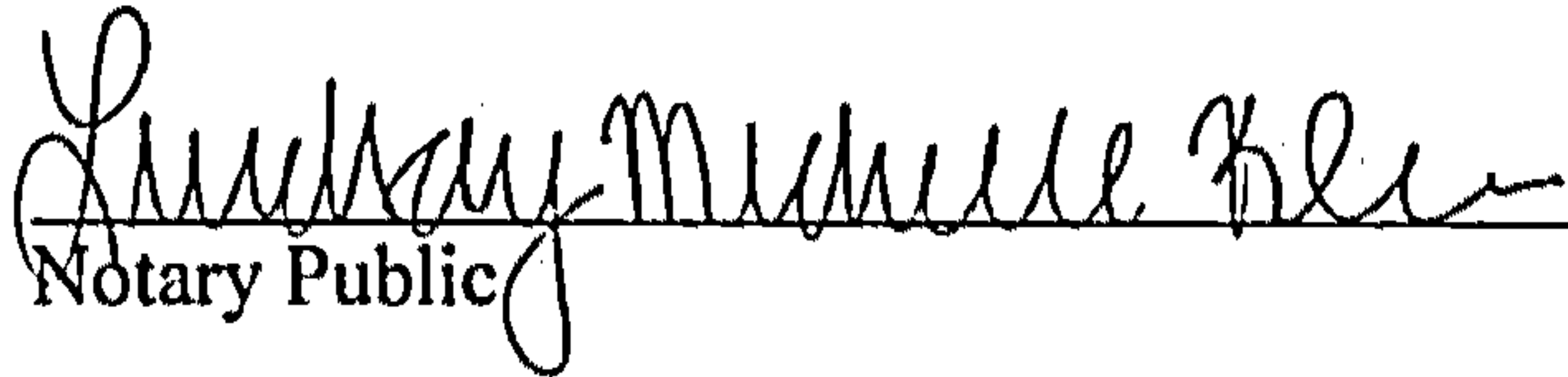
  
JOHN O. STRANGE


STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that JOHN O. STRANGE, 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 the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 21<sup>ST</sup> day of November, 2017.



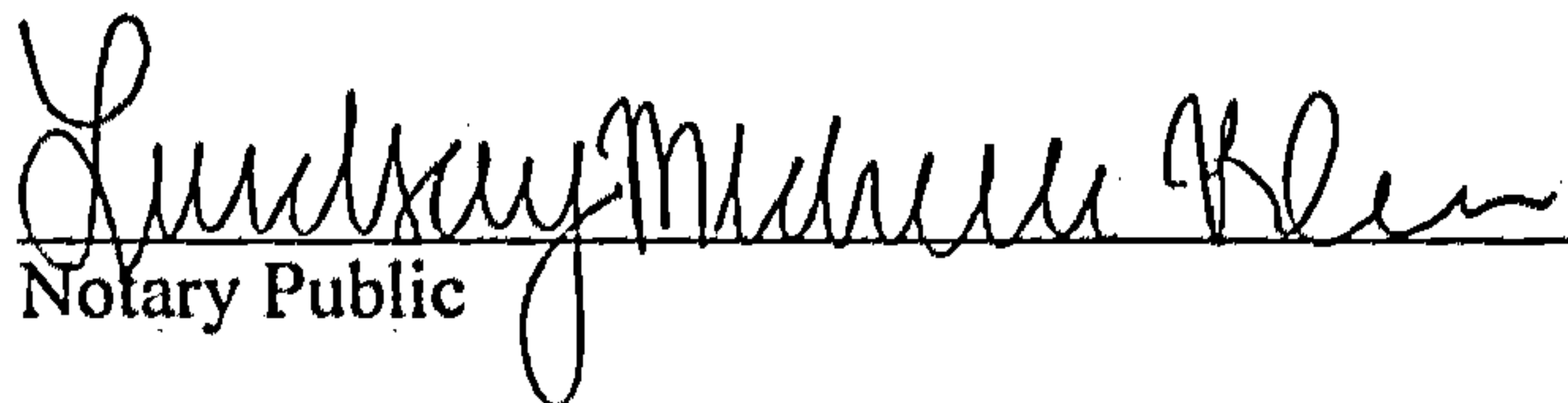
  
Notary Public

  
PAM STRANGE

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that PAM STRANGE, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 21<sup>ST</sup> day of November, 2017.

  
Notary Public

This document prepared by:  
Bradford & Holliman, LLC  
John R. Holliman  
2491 Pelham Parkway  
Pelham, AL 35124



Commencing at the Northwest Corner of Section 21, Township 19 South, Range 2 East Shelby County, Alabama; thence South 87 degrees 58 minutes 31 seconds East, a distance of 1136.21 feet; thence South 2 degrees 40 minutes 56 seconds West, a distance of 658.30 feet; thence North 87 degrees 45 minutes 20 seconds West, a distance of 53.00 feet to the POINT OF BEGINNING; thence South 35 degrees 13 minutes 46 seconds West, a distance of 292.78 feet to the Northeasterly right of way line of Cotton Circle and the point of curvature of a non-tangent curve, concave to the Southwest, having a radius of 158.92 feet, a central angle of 14 degrees 18 minutes 41 seconds, and a chord of 39.59 feet bearing North 48 degrees 49 minutes 56 seconds West; thence Northwest along said curve, a distance of 39.70 feet; thence north 11 degrees 40 minutes 48 seconds East, a distance of 223.67 feet; thence South 87 degrees 45 minutes 20 seconds East, a distance of 153.73 feet to the POINT OF BEGINNING; said described tract containing 0.52 acre, more or less.

Commence at the Northwest Corner of Section 21, Township 19 South, Range 2 East Shelby County, Alabama; thence South 88 degrees 00 minutes 44 seconds East, a distance of 214.54 feet; thence South 87 degrees 58 minutes 31 seconds East, a distance of 1136.37 feet; thence South 2 degrees 42 minutes 07 seconds West, a distance of 687.14 feet; thence North 87 degrees 57 minutes 16 seconds West, a distance of 241.48 feet to the Northeast corner of Lot 10 of the Willows and the POINT OF BEGINNING; thence continuing West along the North line of Lot 10 of the Willows to the Northwest corner of said Lot 10, a distance of 115.30 feet; thence north 2 degrees 02 minutes 44 seconds East, a distance of 30.00 feet; thence South 87 degrees 45 minutes 11 seconds East, distance of 120.32 feet; thence South 11 degrees 40 minutes 48 seconds West, a distance of 30.00 feet to the POINT OF BEGINNING.



# ALABAMA

## Center for Health Statistics

### ALABAMA CERTIFICATE OF DEATH

State File Number **101 2016-35011**

1. DECEASED LEGAL NAME <b>Cynthia Marlane Strange</b>				2. DATE AND TIME OF DEATH <b>Sep 18, 2016 0833</b>	
3. ALIAS NAME (IF ANY) <b>None Given</b>				4. DATE AND TIME PRONOUNCED DEAD	
5. COUNTY OF DEATH <b>Shelby</b>		6. CITY, TOWN OR LOCATION OF DEATH AND ZIP CODE <b>Vincent, 35178</b>		7. PLACE OF DEATH <b>170 Cotton Lane</b>	
8. SEX <b>Female</b>		9. LAST NAME PRIOR TO FIRST MARRIAGE <b>Franklin</b>			10. SERVED IN ARMED FORCES <b>No</b>
11. AGE <b>63</b>	UNDER 1 YEAR MONTHS <b></b>	UNDER 1 DAY HRS <b></b>	12. DATE OF BIRTH <b>Mar 10, 1953</b>	13. BIRTHPLACE (State or Foreign Country) <b>Alabama</b>	
15. MARITAL STATUS <b>Married</b>		16. SURVIVING SPOUSE NAME PRIOR TO FIRST MARRIAGE <b>John Olen Strange</b>			17. RESIDENCE STATE <b>Alabama</b>
18. RESIDENCE COUNTY <b>Shelby</b>		19. CITY, TOWN OR LOCATION AND ZIP CODE <b>Vincent, 35178</b>		20. STREET ADDRESS <b>170 Cotton Lane</b>	
21. INFORMANT NAME, RELATIONSHIP AND ADDRESS <b>John Strange, Husband, 170 Cotton Lane, Vincent, AL 35178</b>					
22. FATHER/PARENT NAME PRIOR TO FIRST MARRIAGE <b>Alford Elmer Franklin</b>			23. MOTHER/PARENT NAME PRIOR TO FIRST MARRIAGE <b>Inez Franklin</b>		
24. DISPOSITION OF BODY <b>Cremation</b>		25. CEMETERY OR CREMATORY <b>Cremation Center of Birmingham</b>		26. LOCATION <b>Woodstock, Alabama</b>	
27. DATE OF DISPOSITION <b>Sep 19, 2016</b>		28. FUNERAL DIRECTOR <b>Lance H Millette</b>		29. LICENSE NUMBER <b></b>	
31. FUNERAL HOME NAME AND ADDRESS <b>Cremation Ctr of Birmingham-Woodstock, 732 Montg. Hwy 360, Birmingham, AL 35216</b>					30. DATE SIGNED <b>Sep 20, 2016</b>
32. LICENSE NUMBER <b></b>					
33. MEDICAL CERTIFICATION: <input checked="" type="checkbox"/> CERTIFYING PHYSICIAN <input type="checkbox"/> MEDICAL EXAMINER <input type="checkbox"/> CORONER					
34. NAME <b>Doug Alford MD</b>				35. LICENSE NUMBER <b>20015</b>	
36. DATE SIGNED <b>Sep 21, 2016</b>				37. ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH <b>1100 East Park Drive, Suite 303, Birmingham, Alabama 35234</b>	
38. REGISTRAR <b>Catherine Molchan Donald</b>				39. DATE FILED <b>Sep 22, 2016</b>	

#### CAUSE OF DEATH

40. PART I. DISEASES, INJURIES OR COMPLICATIONS THAT CAUSED DEATH					INTERVAL	
IMMEDIATE CAUSE <b>A. Lung Cancer</b>					Unknown	
UNDERLYING CAUSE	DUE TO (OR AS A CONSEQUENCE OF):					
	B. DUE TO (OR AS A CONSEQUENCE OF):					
	C. DUE TO (OR AS A CONSEQUENCE OF):					
	D. DUE TO (OR AS A CONSEQUENCE OF):					
41. PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH						
42. MANNER OF DEATH <b>Natural Causes</b>		43. PREGNANT (IF FEMALE)		44. AUTOPSY <b>No</b>	45. FINDINGS CONSIDERED	46. TOXICOLOGY <b>No</b>
47. FINDINGS CONSIDERED		48. TOXICOLOGY USE CONTRIBUTED TO DEATH <b>Unknown</b>				
49. HOW INJURY OCCURRED						
50. DATE AND TIME OF INJURY			51. INJURY AT WORK		52. IF TRANSPORTATION INJURY, SPECIFY	
53. PLACE OF INJURY			54. LOCATION OF INJURY			

ADPH 115 E2/REV 01-16

This is an official certified copy of the original record filed in the Center of Health Statistics, Alabama Department of Public Health, Montgomery, Alabama. 2016-006-029-6

September 27, 2016

*Catherine Molchan Donald*  
Catherine Molchan Donald  
State Registrar of Vital Statistics

20171206000437150 12/06/2017 12:08:59 PM DEEDS 5/6

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

Grantor's Name John O. Strange  
Mailing Address 170 Cotton Circle  
Vincent, AL 35178

Grantee's Name John O. Strange & Pam Strange  
Mailing Address 170 Cotton Circle  
Vincent, AL 35178

Property Address 170 Cotton Circle  
Vincent, AL 35178

Date of Sale 11/21/2017

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 234,400

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 Tax Appraised Value

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 11/21/2017

Print John R. Holliman

☐ Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/06/2017 12:08:59 PM  
\$264.50 CHERRY  
20171206000437150