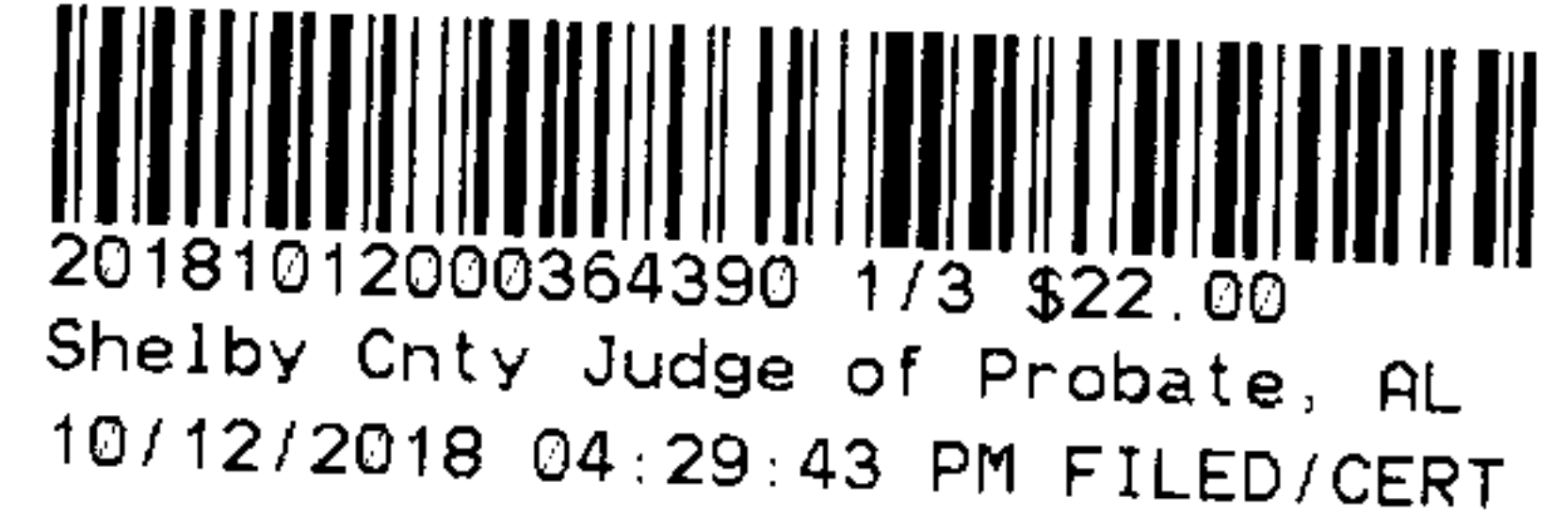


THIS INSTRUMENT WAS PREPARED BY:

Scozzaro Law, LLC
P.O. Box 548
Helena, Alabama 35080

SEND TAX NOTICE TO:

Sheryl Beth Strickland
6430 Highway 17 South
Helena, Alabama 35080



**Statutory Warranty Deed
(Executor's Deed)**

**State of Alabama)
Shelby County)**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN DOLLARS (10.00) and other good and valuable consideration, the receipt in full and sufficiency whereof is acknowledged, and pursuant to the specific terms of the Last Will and Testament of Angella K. Strickland, executed on April 24, 2015, the undersigned Grantor, Estate of Angella K. Strickland, by and through Sheryl Beth Strickland in her capacity as Personal Representative as authorized by Letters Testamentary dated January 12, 2018 from Judge of Probate, Shelby County PR-2018-000013 does hereby grant, bargain, sell and convey unto the said individual Sheryl Beth Strickland, a single female, Grantee, the following described real property, situated in Shelby County, Alabama, viz:

A parcel of land located in the S 1/2 of the NE 1/4 of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of the S 1/2 of the NE 1/4; thence easterly along the north line of the S 1/2 of the NE 1/4 a distance of 492.35'; thence right 75 deg-37'42" and run in a southeasterly direction a distance of 930.82'; thence left 24 deg-16'14" and run in a southeasterly direction a distance of 161.95'; thence left 80 deg-28'15" and run in a northeasterly direction a distance of 144.37'; thence right 105 deg-58'34" a distance of 66.0' to the POINT OF BEGINNING; thence continue along last described course a distance of 144.0'; thence left 86 deg-13'09" a distance of 426.52' to the Northwestern ROW line (80' ROW) of County Road 17; thence left 73 deg-57'05" and along said ROW a distance of 115.07'; thence left 102 deg-00'03" and leaving said ROW a distance of 468.99' to the POINT OF BEGINNING. Containing 1.31 acres, more or less.

Any mortgage, lien or other encumbrance placed upon the above-described property by Angella K. Strickland, during her lifetime, is hereby released by the Estate of Angella K. Strickland, through its listed Personal Representative, and the conveyance herein is free of any mortgage, lien or other encumbrance heretofore existing or recorded by the said Angella K. Strickland during her lifetime.

TO HAVE AND TO HOLD unto the said Grantee, his or her heirs and assigns forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the Estate of Angella K. Strickland has caused these presents to be executed by its duly authorized Personal Representative on this 27 day of September, 2018.

ESTATE OF ANGELLA K. STRICKLAND

By: Sheryl Beth Strickland (SEAL)
Sheryl Beth Strickland
Personal Representative

Grantee's Address:
6430 Highway 17 South
Helena, Alabama 35080

State of Alabama)
Shelby County)

I, the undersigned, a Notary Public in and for said County and in said State, hereby certify that **Sheryl Beth Strickland**, whose name as Personal Representative for the Estate of Angella K. Strickland is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance, said Personal Representative and with full authority executed the same voluntarily for and as the act of said Estate of Angella K. Strickland on the day the same bears date.

Given under my hand and official seal this 1st day of October, 2018.

Gail Mitchell
Notary Public
My Commission Expires: 12/20/18

This Instrument was Prepared By:

Scozzaro Law, LLC
P.O. Box 548
Helena, Alabama 35080
(205) 624-3367

who makes no representation as to
status of title with would be disclosed
by a current title survey.



20181012000364390 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
10/12/2018 04:29:43 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Angella K Strickland
Mailing Address 6430 Highway 17
Helena, Alabama
35080

Grantee's Name Sheryl Beth Strickland
Mailing Address Same

Property Address Same

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 273,000

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

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 _____

Print Sheryl Beth Strickland

Sign Sheryl Beth Strickland
(Grantor/Grantee/Owner/Agent) circle one



20181012000364390 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
10/12/2018 04:29:43 PM FILED/CERT

Form RT-1