

This instrument prepared by:
Rosalie Doggett
240 Applegate Parkway
Pelham, AL 35124

SEND TAX NOTICE TO:
Daniel Keith Wilson and Alexandra Knoxlee
Faulkner
221 Hillwood Dr.
Alabaster, AL 35007

WARRANTY DEED

20190103000002210

01/03/2019 11:02:03 AM

DEEDS 1/2

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Thirty-Four Thousand And No/100 Dollars (\$134,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Brenda Stricklin, an unmarried woman (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Daniel Keith Wilson and Alexandra Knoxlee Faulkner (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 11, in Block 3, Sector 3, according to Resurvey of George's Subdivision of Keystone, as recorded in Map Book 4, Page 33, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$120,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

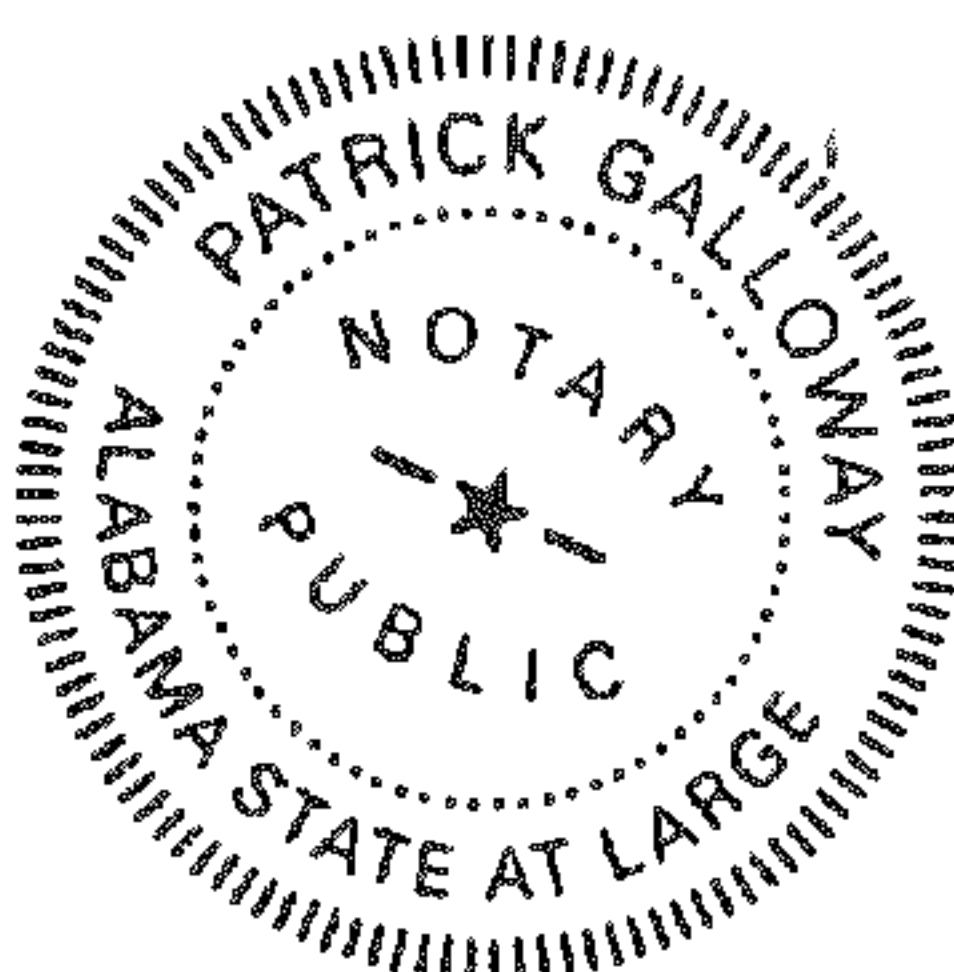
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 26 day of December, 20 18.

Brenda Stricklin
Brenda Stricklin

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Brenda Stricklin 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.

Patrick Galloway
Given under my hand and official seal on this 26 day of December, 2018.
Notary Public
My commission expires: 10-4-21



Real Estate Sales Validation Form

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

Grantor's Name Brenda Stricklin

Mailing Address P.O. Box 350
Shelby, AL 35143Grantee's Name Daniel Keith Wilson and Alexandra
Knoxlee FaulknerMailing Address 221 Hillwood Dr.
Alabaster, AL 35007Property Address 221 Hillwood Dr.
Alabaster, AL 35007

Date of Sale December 26, 2018

Total Purchase Price \$134,000.00

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☐ Appraisal☒ Sales Contract☐ Other:☐ Closing StatementIf 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 - Brenda Stricklin, . .

Grantee's name and mailing address - Daniel Keith Wilson and Alexandra Knoxlee Faulkner, 221 Hillwood Dr.,
Alabaster, AL 35007.

Property address - 221 Hillwood Dr., Alabaster, AL 35007

Date of Sale - December 26, 2018.

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 with 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: December 26, 2018

Sign

Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/03/2019 11:02:03 AM
\$32.00 CHERRY
20190103000002210

Allen S. Boyd