

This instrument prepared by:
Mike Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
John David Strickland, Jr.
1173 Forest Lakes Way
Sterrett, AL 35147

GENERAL WARRANTY DEED

20190718000256300
07/18/2019 11:44:42 AM
DEEDS 1/3

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Eighty-Five Thousand And No/100 Dollars (\$185,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Ashley E. Foti and Kyle Foti, wife and husband, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto John David Strickland, Jr. (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

Lot 309, according of the Survey of Forest Lakes, Sector 4, as recorded in Map Book 33, at Page 25A, B & C, in the Office of the Judge of Probate Court 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 \$181,649.00 executed and recorded simultaneously herewith.

Ashley E. Bailey is one and the same as Ashley E. Jones on that certain Warranty Deed recorded in Instrument Number 20120828000324820. Ashley E. Bailey is now known as Ashley E. Foti.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has 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 grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 12 day of July, 20 19.

Ashley E. Foti
Ashley E. Foti

Kyle Foti
Kyle Foti

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ashley E. Foti and Kyle Foti, whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 12th day of July, 20 19.

Courtney Snow Carter
Notary Public

My commission expires:



20190718000256300 07/18/2019 11:44:42 AM DEEDS 3/3

Grantor's Name Ashley E. Foti

Grantee's Name John David Strickland, Jr.

Mailing Address 1173 Forest Lakes Way
Sterrett, AL 35147

Mailing Address 1173 Forest Lakes Way
Sterrett, AL 35147

Property Address 1173 Forest Lakes Way
Sterrett, AL 35147

Date of Sale July 15, 2019

Total Purchase Price \$185,000.00

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 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 - Ashley E. Foti, 1173 Forest Lakes Way, Sterrett, AL 35147.

Grantee's name and mailing address - John David Strickland, Jr., 1173 Forest Lakes Way, Sterrett, AL 35147.

Property address - 1173 Forest Lakes Way, Sterrett, AL 35147

Date of Sale - July 15, 2019.

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: July 15, 2019

Sign Courtney Carter
Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/18/2019 11:44:42 AM
\$24.50 CHERRY
20190718000256300

Allen S. Bevil