

**This instrument prepared by:**

Melissa Kessler Smith  
Smith Kessler Smith, LLC  
1550 West 2<sup>nd</sup> Street, Suite A4  
Gulf Shores, Alabama 36542

**Send Tax Notice To:**

Huneidi Properties, LLC  
2025 Valleydale Road  
Birmingham, Alabama 35244

**GENERAL WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of **Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00)** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Stephen Robert Stricklin, a married man** (hereinafter Grantor, whether one or more), do grant, bargain, sell and convey unto **Huneidi Properties, LLC** (hereinafter Grantee, whether one or more), all of my right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 17, and the South 1/2 of Lot 18, in Block 1, according to the survey of Nickerson and Scott Survey of the Town of Alabaster, Alabama, as recorded in Map Book 3, Page 34 in the Office of the Judge of Probate for Shelby County, Alabama.

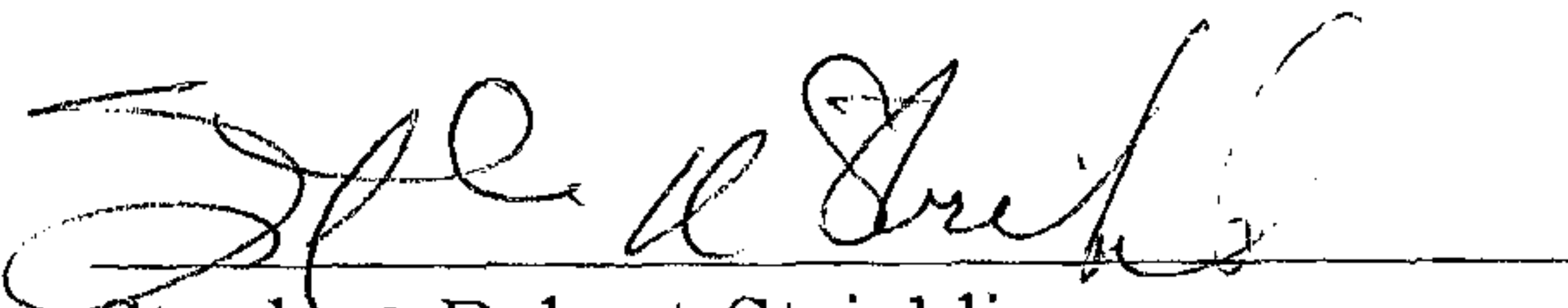
NOTE: The herein described property is not the homestead of the Grantor nor his spouse.

Subject to current taxes, mineral and mining rights, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation, also the following as recorded in the Office of the Judge of Probate for Shelby County, Alabama:

1. Easements, restrictions, conditions, setback lines and all other matters as shown on recorded plat of subdivision as recorded in Map Book 3, Page 34 in the Office of the Judge of Probate for Shelby County, Alabama.
2. Violation of any subdivision regulations as set out by the City of Alabaster or Shelby County, Alabama.
3. Transmission line permit to Alabama Power Company as recorded in Deed Book 153, Page 399 in the Office of the Judge of Probate for Shelby County, Alabama.
4. Easement to AT&T as recorded in Deed Book 109, Page 191 in the Office of the Judge of Probate for Shelby County, Alabama.
5. Title to minerals underlying the Land with mining rights and privileges therewith as excepted in deed recorded in Deed Book 65, Page 96 in the Office of the Judge of Probate for Shelby County, Alabama.

**TO HAVE AND TO HOLD** unto the said Grantee, and Grantee's successors 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 successors and assigns, 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 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 successors and assigns forever, against the lawful claims of all persons.

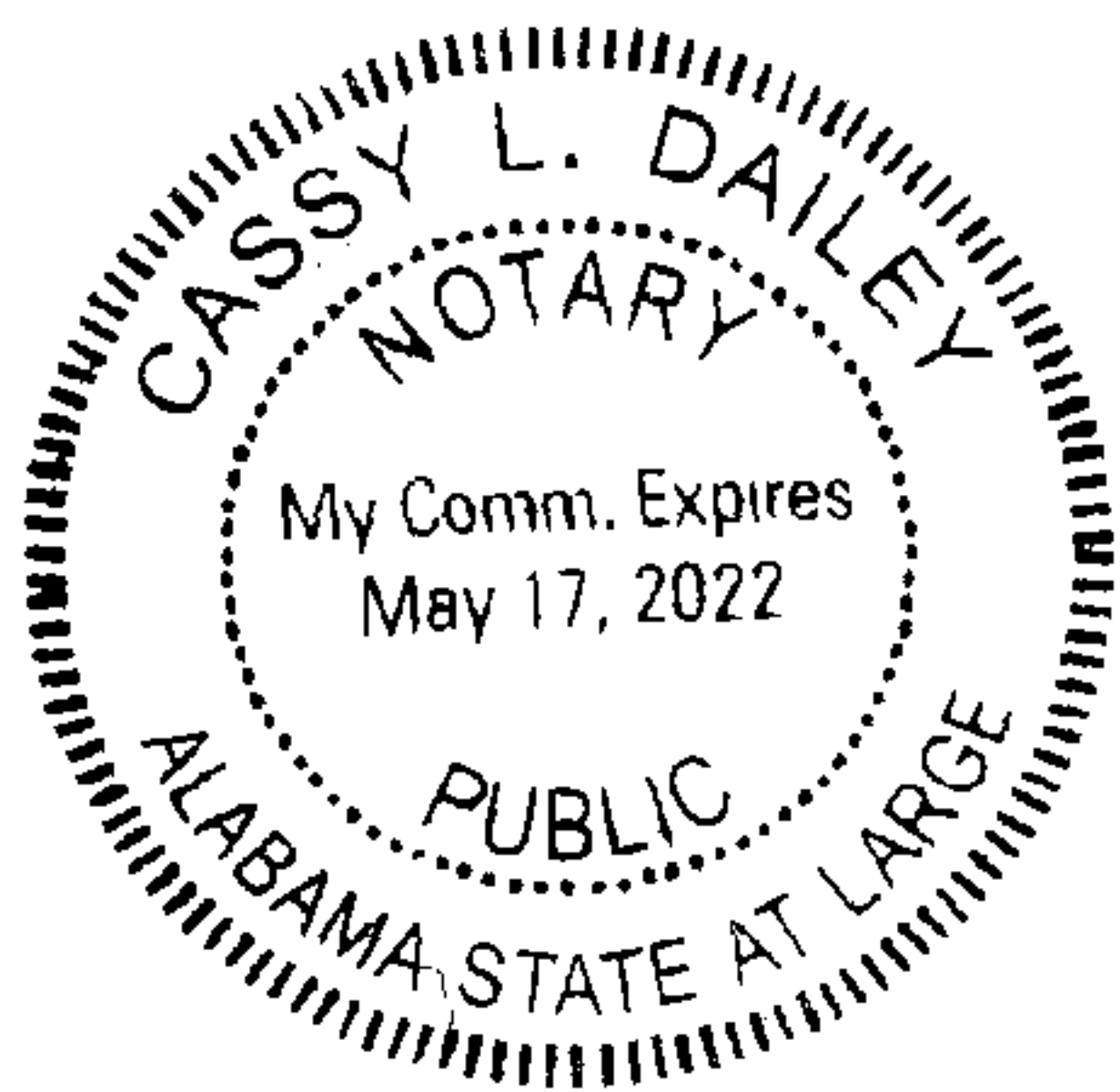
**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on the 22nd day of October 2020.

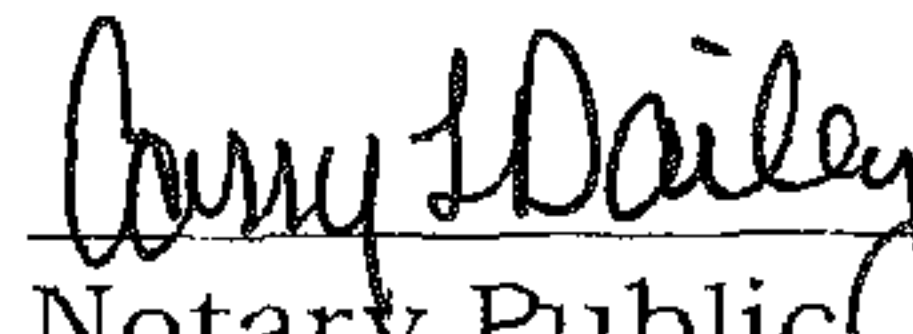
  
Stephen Robert Stricklin

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and said State, hereby certify that Stephen Robert Stricklin, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents, they executed the same voluntarily on the day the same bears date. Given under my hand this 22nd day of October, 2020.



  
Notary Public  
Printed Name: Cassy L. Dailey  
My Commission Expires: 5-17-22

Property Address:  
223 1<sup>st</sup> Street North  
Alabaster, Alabama 35007

Grantor's Address:  
3748 Shady Cove Drive  
Vestavia Hills, Alabama 35243

Grantee's Address:  
2025 Valleydale Road  
Birmingham, Alabama 35244

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Stephen Robert Stricklin  
 Mailing Address 3748 Shady Cove Drive  
Vestavia Hills, AL 35243

Grantee's Name Huneidi Properties, LLC  
 Mailing Address 2025 Valleydale Road  
Birmingham, AL 35244

Property Address 223 1st Street North  
Alabaster, AL 35007

Date of Sale October 22, 2020  
 Total Purchase Price \$250,000.00

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 - 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 of 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 10-22-2020

Print Stephen Robert Stricklin

Sign [Signature]  
 (Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 10/27/2020 11:01:27 AM  
 \$278.00 JESSICA  
 20201027000488160

*Allen S. Bayl*