

This document prepared by:  
Edward Reisinger  
Kudulis, Reisinger & Price, LLC  
PO Box 653  
Birmingham, AL 35201

Record and Return to:  
Bruce Stricklett and Christine Stricklett

STATE OF ALABAMA  
COUNTY OF Shelby

**SPECIAL WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP**

THIS INDENTURE made and entered into on this 06/16/2023, by and between E 21, LLC, 17932 Highway 42, Shelby, Alabama 35143, hereinafter referred to as Grantor and Bruce Stricklett and Christine Stricklett, hereinafter referred to as Grantee, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor in fee simple, together with every contingent remainder and right to reversion.

WTNESSETH: That the said Grantor, for and in consideration of the sum of Four Hundred Fifteen Thousand dollars & no cents (\$415,000.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in Shelby County, Alabama:

**LOT 4, ACCORDING TO THE SURVEY OF TURTLE COVE, PHASE I, AS RECORDED IN MAP BOOK 12, PAGE 61 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SITUATED IN SHELBY COUNTY, ALABAMA.**

**ALSO TO INCLUDE THAT PARCEL OF LAND SHOWN AS "NOT A PART OF SUBDIVISION" ON THE MAP OF THE 1971 ADDITION TO SHELBY SHORES AS RECORDED IN MAP BOOK 5, PAGE 96 IN THE OFFICE OF PROBATE JUDGE OF SHELBY COUNTY ALABAMA. SAID PARCEL IS FURTHER DESCRIBED AS LYING TO THE EAST OF LOT 2 OF SAID SUBDIVISION, WEST OF LOT 3 OF SAID SUBDIVISION. SOUTH OF WALLACE DRIVE, AND NORTH OF LAY LAKE AND LOCATED IN THE NW1/2, SECTION 18, T22S, R2E. EXCEPTED FROM SAID PARCEL IS ANY AND ALL PORTIONS OF LANDS THAT LIE BELOW THE DATUM PLANE OF 397 FEET ABOVE MEAN SEA LEVEL AS ESTABLISHED BY THE USC G G SURVEY. SAID PARCEL IS ALSO SUBJECT TO A FLOOD RIGHT UP TO THE DATUM PLANE OF 398 FEET ABOVE MEAN SEA LEVEL.**

This property does not constitute the homestead of the Grantor(s).

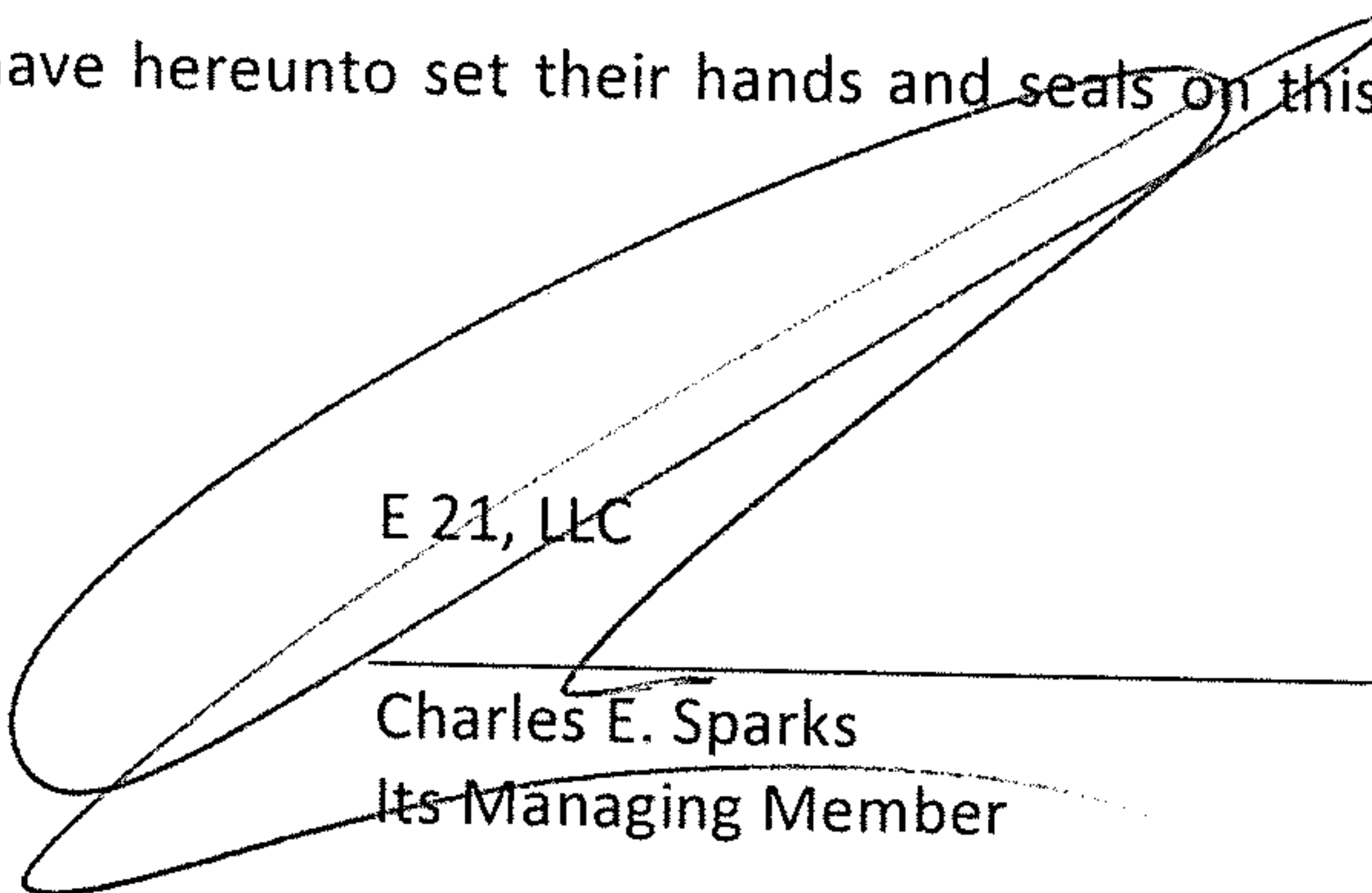
This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

Grantor is exempt from all taxation imposed by any state, county, municipality or local taxing authority, except for real property taxes.

Thus, Grantor is exempt from any and all transfer taxes. See, 12 U.S.C 1723a (c)(2).

IN WITNESS WHEREOF, the said Grantor have hereunto set their hands and seals on this the day and year acknowledged below.

  
 E 21, LLC  
 Charles E. Sparks  
 Its Managing Member

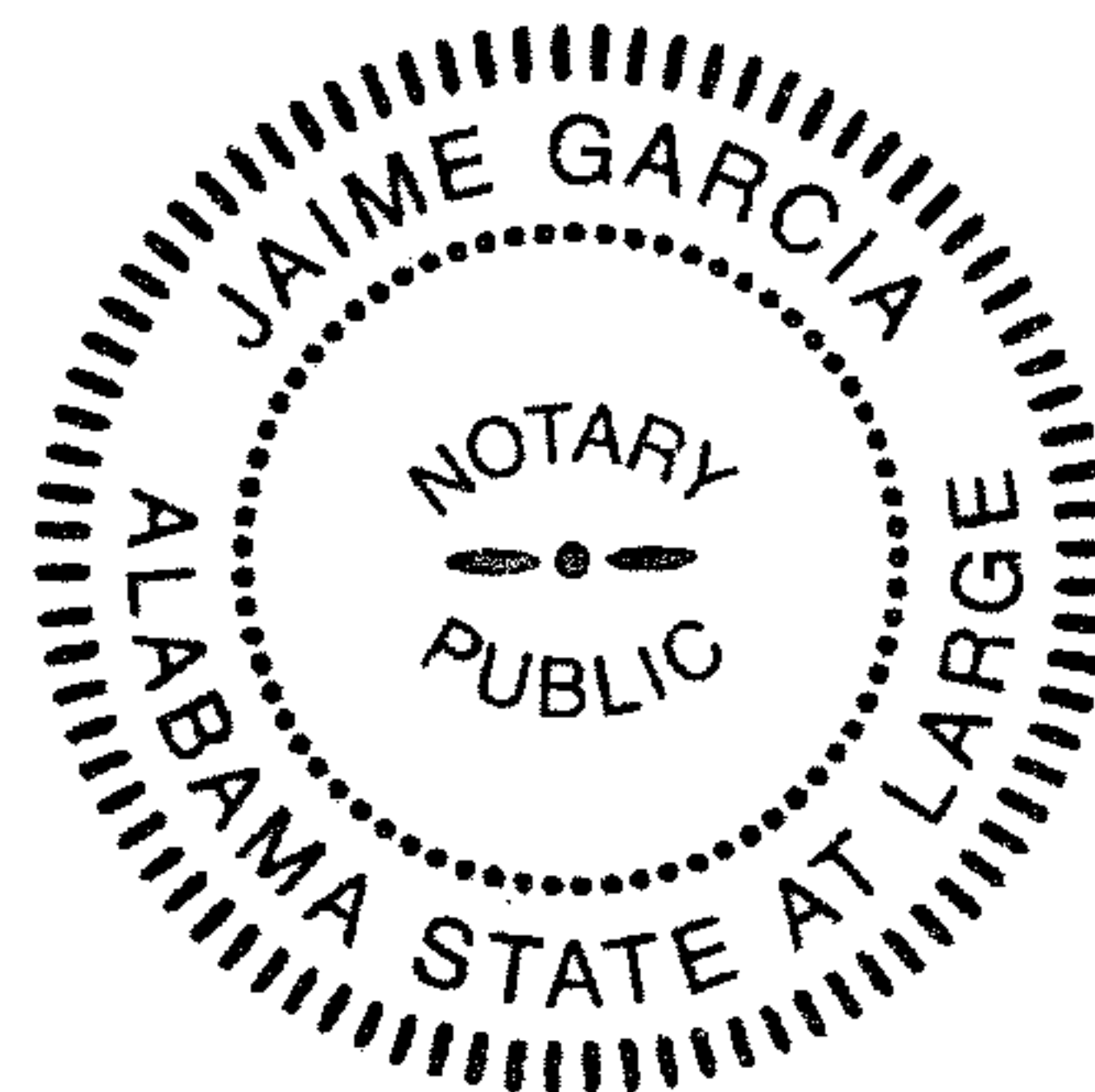
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles E. Sparks, whose name as Managing Member, of E21, LLC, a kimited liability company, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this June 16, 2023.

Notary Public

My commission expires: 06/09/24



### Real Estate Sales Validation Form

**This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)**

Grantor's Name E 21, LLC

Grantee's Name Bruce Stricklett and Christine Stricklett

Mailing Address 17932 Highway 42  
Shelby, Alabama 35143

Mailing Address 85 Wallace Drive, Shelby, Alabama 35143

Property Address 85 Wallace Drive, Shelby, Alabama  
35143

Date of Sale 06/16/2023

Total Purchase Price \$415,000.00

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

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 6/16/23

Janet Friedma  
Print Bruce Stricklett

Unattested

F H  
(verified by)

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

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/21/2023 09:08:27 AM  
\$443.00 PAYGE  
20230621000183800



Allie S. Boyd