

Send tax notice to:

Bruce Stricklett

11206 E. Onza Avenue
Mesa, AZ 85212

This instrument prepared by:

Charles D. Stewart, Jr.

Attorney at Law

4898 Valleydale Road, Suite A-2

Birmingham, Alabama 35242

STATE OF ALABAMA

Shelby COUNTY

2023380T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twelve Thousand and 00/100 Dollars (\$12,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Terri Stricklin, a married woman and Tammy Bentley, a married woman and Cody Stewart, a single individual, as Sole Surviving Heirs at Law of the Estate of William W Stewart and Glenda H Stewart** whose mailing address is: 6017 Hwy 39 Chelsea, AL 35043 (hereinafter referred to as "Grantors") by **Bruce Stricklett and Christine Stricklett** whose property address is: **WALLACE DRIVE, SHELBY, AL, 35043** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the southwest corner of Section 7, Township 22 South, Range 2 East run thence North 0 degrees 52 minutes 51 seconds west along the West line of said Section for 48.44 feet to a point on the Southeast right of way of Shelby County Road No. 47; run thence North 50 degrees 25 minutes 39 seconds East along said right of way for 342.44 feet to the point of a Curve; run thence in a Northeasterly direction along said right of way and a curve to the left having a radius of 2757.98 feet, an arc distance of 232.00 feet; run thence South 44 degrees 23 minutes 32 seconds East for 94 feet; run thence South 88 degrees 58 minutes 46 seconds East for 251.54 feet to the Northeast corner of Lot 4, Turtle Cove, Phase I, as recorded in Map Book 12, Page 61, in the Probate Office of Shelby County, Alabama, said point being the point of beginning; thence continue South 88 degrees 58 minutes 46 seconds East 137.5 feet to the Northwest corner of Lot 3, of said Turtle Cove, Phase I; thence run South 28 degrees 23 minutes 19 seconds West along the Northwest line of said Lot 3, Turtle Cove, Phase I, a distance of 434.66 feet to a point on the Northeast right of way of Wallace Drive; thence run along said right of way of Wallace Drive along a curve to the right having a radius of 178.37 feet, an arc distance of 23.00 feet to a point; thence run North 86 degrees 28 minutes 08 seconds West a distance of 111.44 feet to the Southeast corner of Lot 4, Turtle Cove, Phase I; thence run North 28 degrees 26 minutes 51 seconds East along the Southeast line of Lot 4, Turtle Cove, Phase I, a distance of 426.59 feet to the Northeast corner of said Lot 4 and the point of beginning.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2023 which constitutes a lien but are not yet due and payable until October 1, 2024.
2. Restrictions, public utility easements and building setback lines as shown on recorded map of Turtle Cove, recorded in Phase I, recorded in Map Book 12, page 61, in the Probate Office of Shelby County, Alabama.
3. Less and except any portion of subject property lying in an existing road right of way.
4. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

This property is not the homestead of the grantors nor that of their spouse. Property is vacant land.

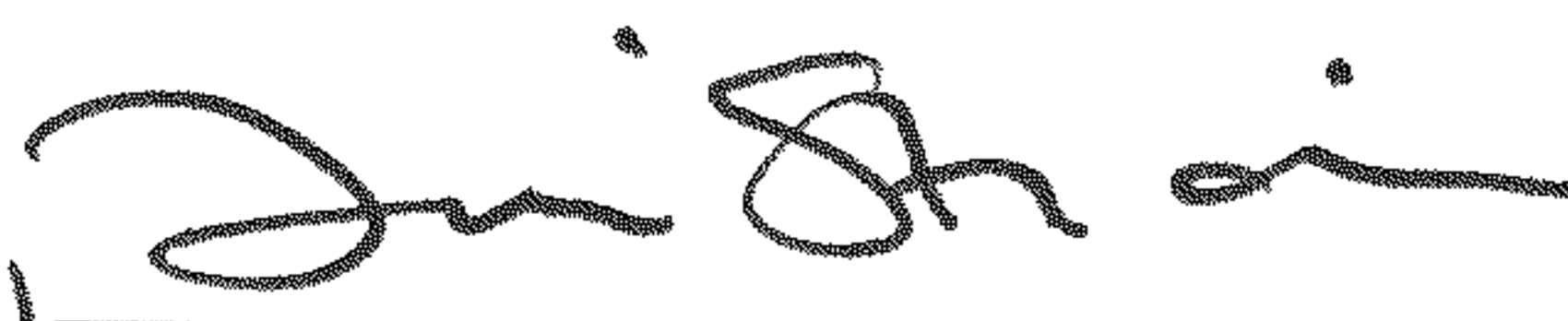
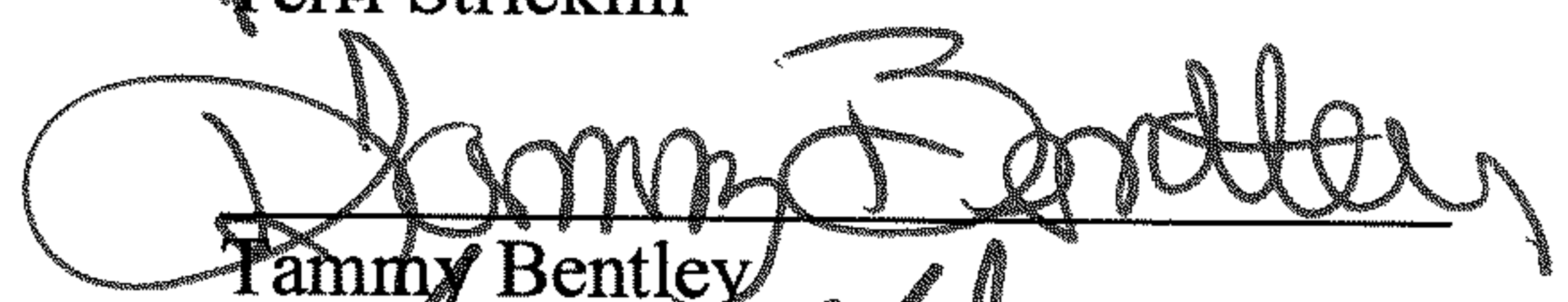
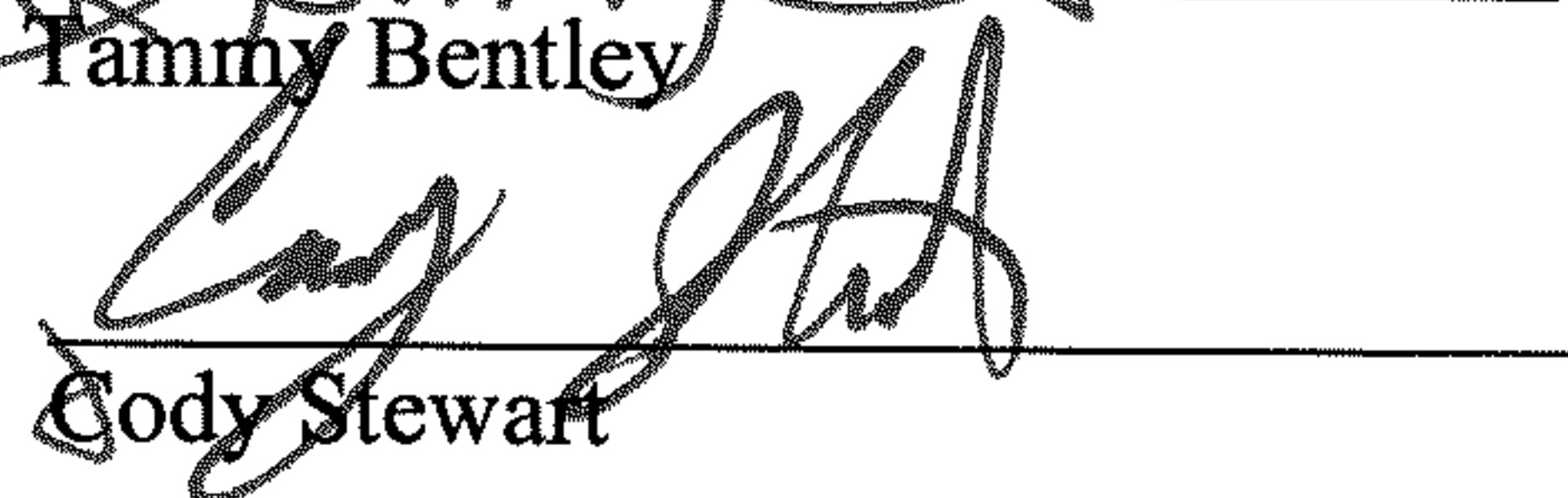
Glenda H Stewart having died on or about the 21st day of April, 2013

William W Stewart having died on or about the 23rd day of July, 2021.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

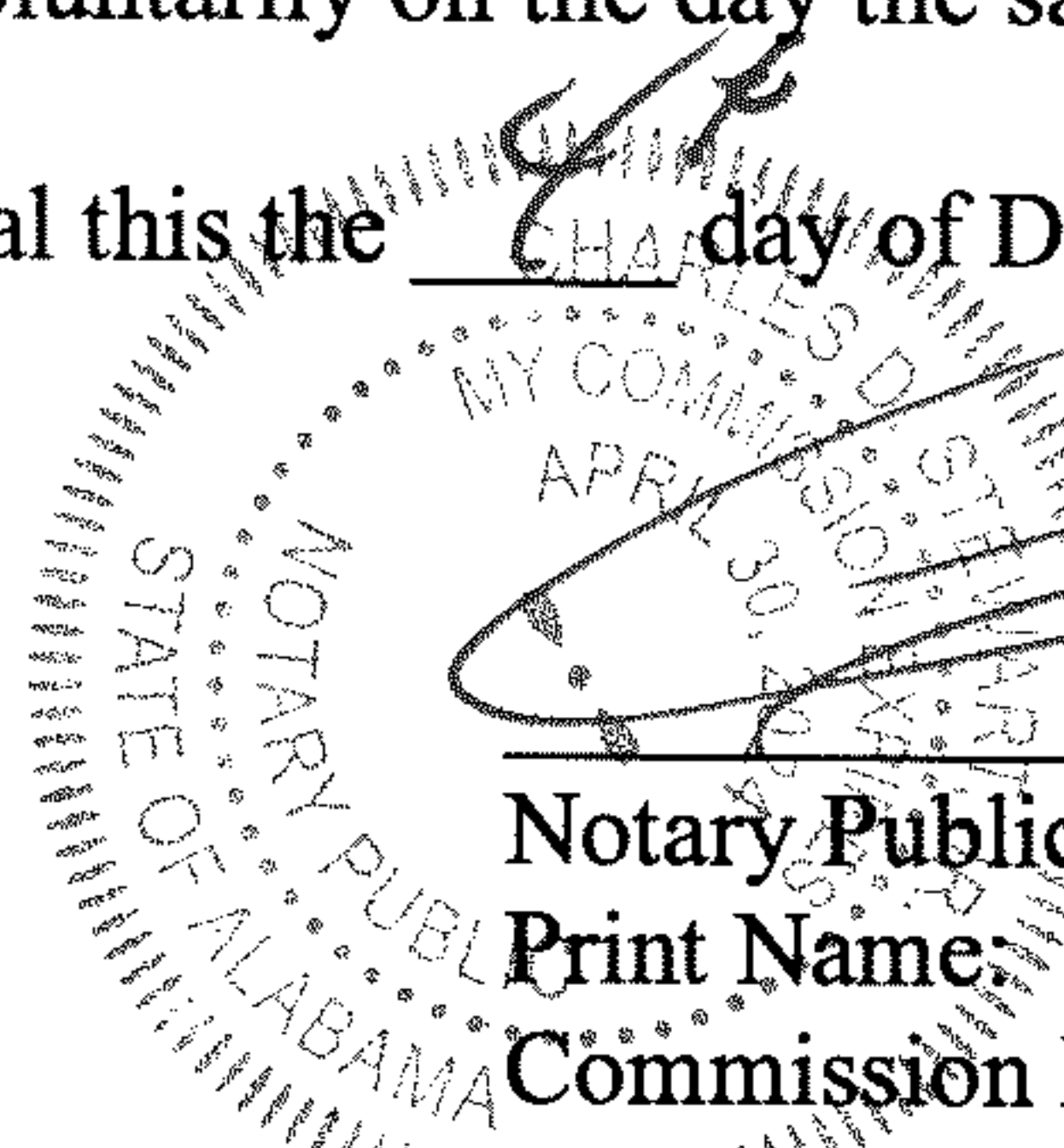

4 IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the day of December, 2023.


Terri Stricklin

Tammy Bentley

Cody Stewart

STATE OF ALABAMA
COUNTY OF SHELBY

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

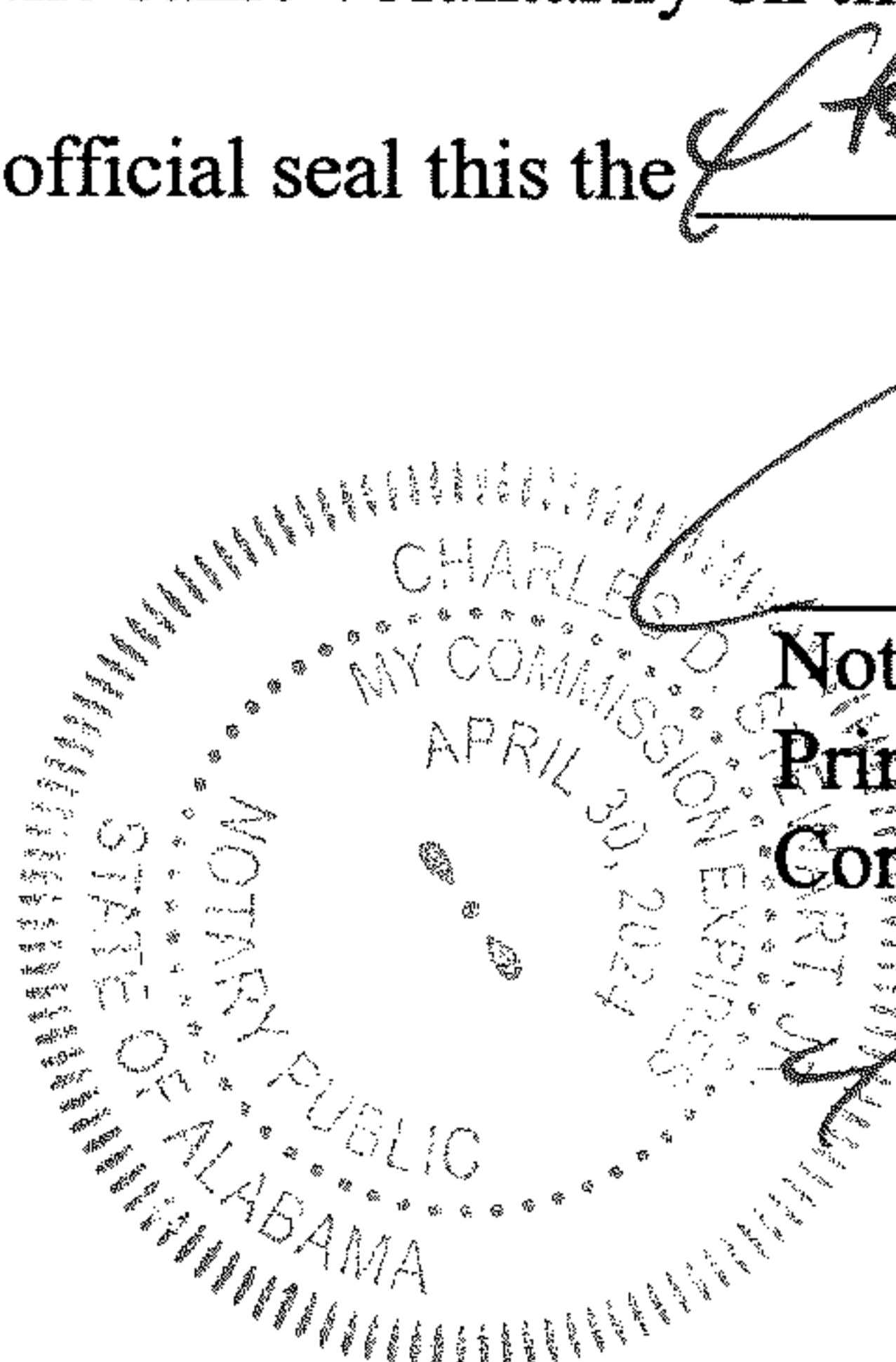
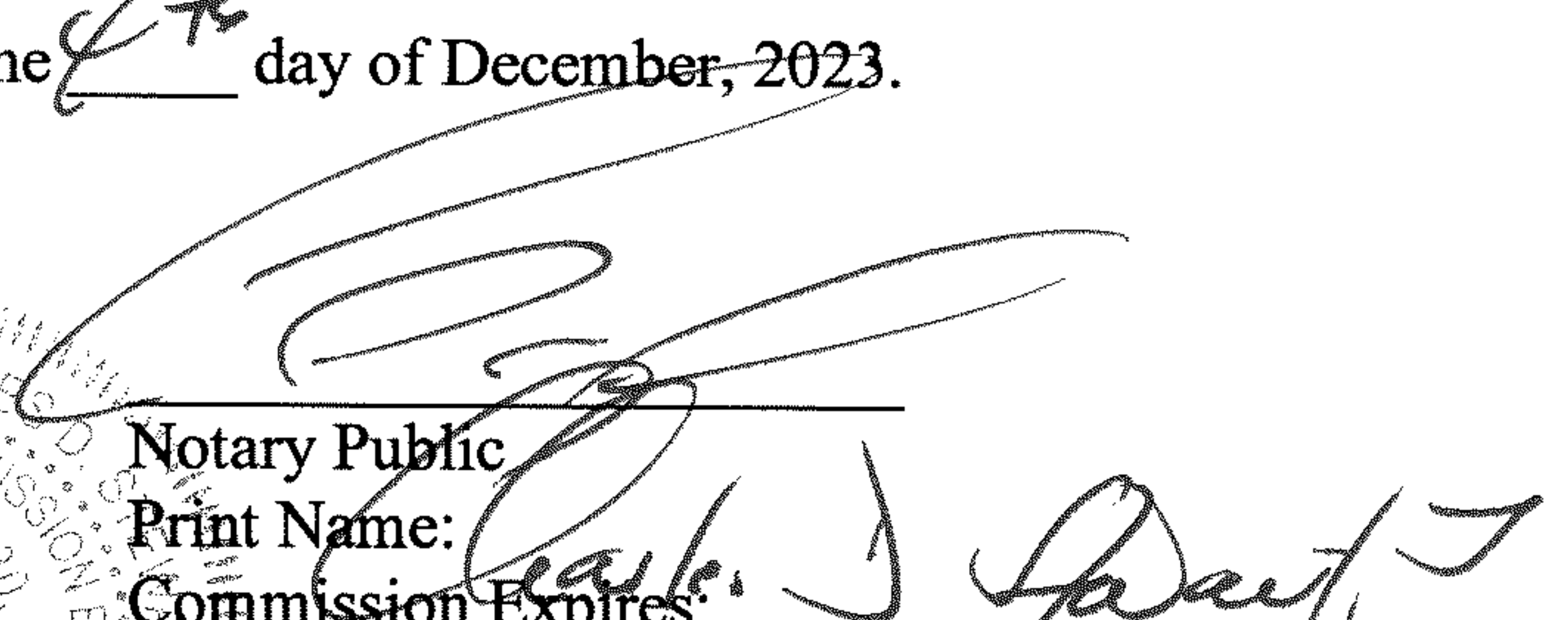
Given under my hand and official seal this the 4 day of December, 2023.



Notary Public
Print Name:
Commission Expires:
4-30-24

STATE OF ALABAMA
COUNTY OF SHELBY

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

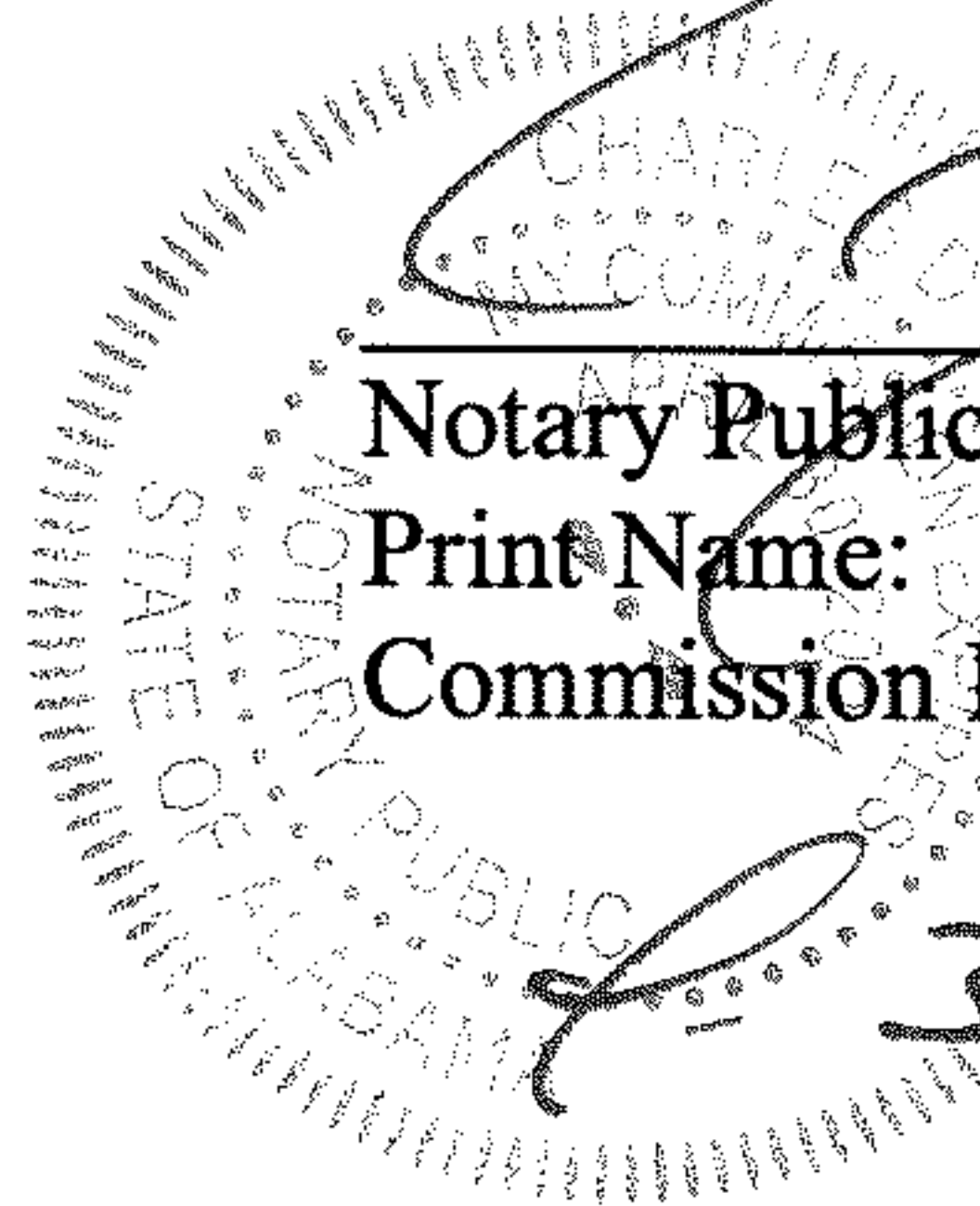
Given under my hand and official seal this the 4 day of December, 2023.



Notary Public
Print Name:
Commission Expires:
4-30-24

STATE OF ALABAMA
COUNTY OF SHELBY

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

Given under my hand and official seal this the 14 day of December, 2023.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 12-30-24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/05/2023 08:04:53 AM
\$43.00 BRITTANI
20231205000350410

Allie S. Bayl