


This instrument prepared by:  
Patrick F. Smith  
Law Office of Patrick F. Smith, L.L.C.  
2700 Highway 280 East, Suite 315 West  
Birmingham, AL 35223

  
20081030000422800 1/3 \$20.00  
Shelby Cnty Judge of Probate, AL  
10/30/2008 03:12:19PM FILED/CERT

## STATUTORY WARRANTY DEED

STATE OF ALABAMA           )  
  )  
SHELBY COUNTY            )

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of the sum of **One Thousand and 00/100 Dollars (\$1,000.00)** and other good and valuable consideration paid by the Grantee herein, the receipt whereof is hereby acknowledged, **Francis David Kirkwood, a married man; and James M. Kirkwood and Ann K. Kirkwood, husband and wife; and William Kirkwood, a single man**, (hereinafter referred as GRANTOR) does hereby grant, bargain, sell, and convey unto, **Kathryn Kirkwood Martin and James Kyle Martin**, as joint tenants with rights of survivorship (hereinafter known as Grantee), all of his right, title, and interest, if any, in and to the following described real estate, situated in SHELBY County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A"

Property commonly known as proposed Kirkwood Subdivision Lot 1. Property is NOT the homestead of Francis David Kirkwood or his wife.


This instrument prepared without the benefit of a title examination.

Subject to all recorded and unrecorded easements, covenants, restrictions, rights of way, overlaps and encroachments, if any, affecting the property, ad valorem taxes for the year **2008** which are a lien but which are not yet due and payable, and ad valorem taxes for future years.

**TO HAVE AND TO HOLD**, to the said **GRANTEE**, his heirs and assigns forever.

**GRANTOR** makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the **GRANTOR** has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the **GRANTOR**.

**IN WITNESS WHEREOF**, the **GRANTOR** has caused this instrument to be executed by its duly authorized representative this 10<sup>th</sup> day of September, 2008.

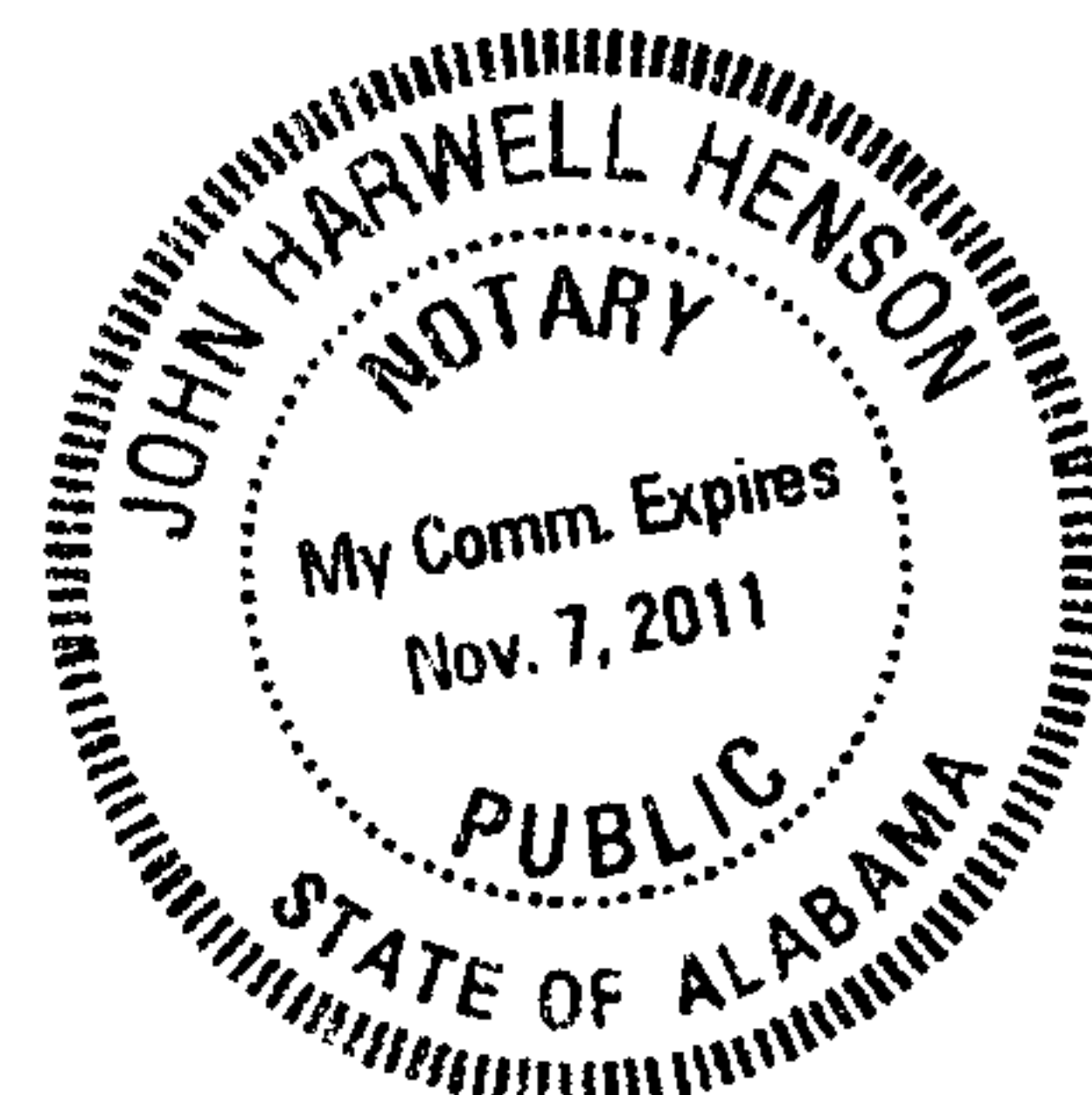
  
Francis David Kirkwood

STATE OF ALABAMA       §  
                                     §  
COUNTY OF JEFFERSON   §

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Francis David Kirkwood** whose name(s) is/are 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 foregoing, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10<sup>th</sup> day of September, 2008.

  
Notary Public  
Commission expires:



[ADDITIONAL SIGNATURES ON FOLLOWING PAGES]

James M. Kirkwood  
James M. Kirkwood

20081030000422800 2/3 \$20.00  
Shelby Cnty Judge of Probate, AL  
10/30/2008 03:12:19PM FILED/CERT

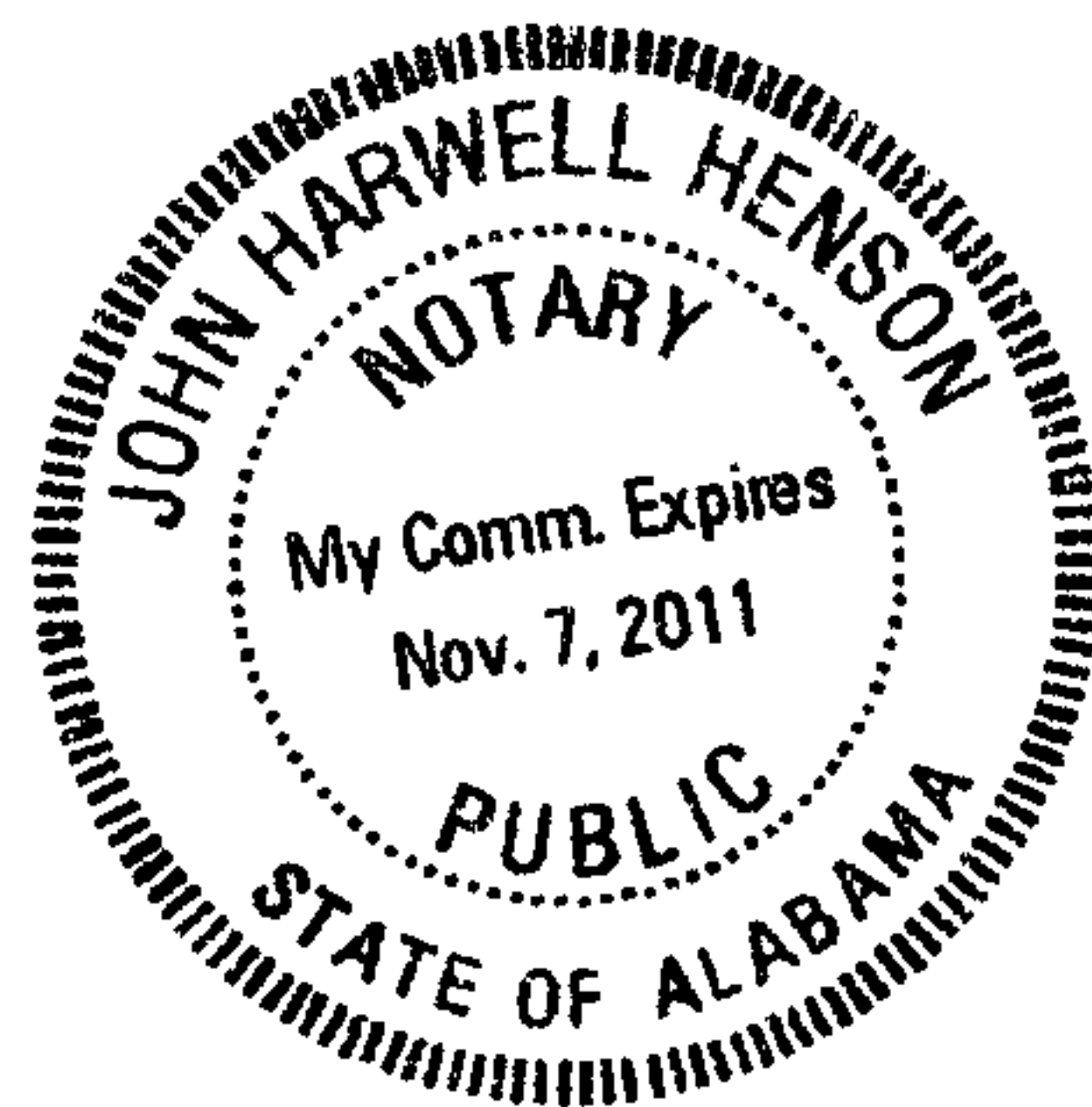
Ann K. Kirkwood  
Ann K. Kirkwood

STATE OF ALABAMA §  
COUNTY OF JEFFERSON §

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **James M. Kirkwood and Ann K. Kirkwood** whose name(s) is/are 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 foregoing, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10<sup>th</sup> day of September, 2008.

[Signature]  
Notary Public  
Commission expires:



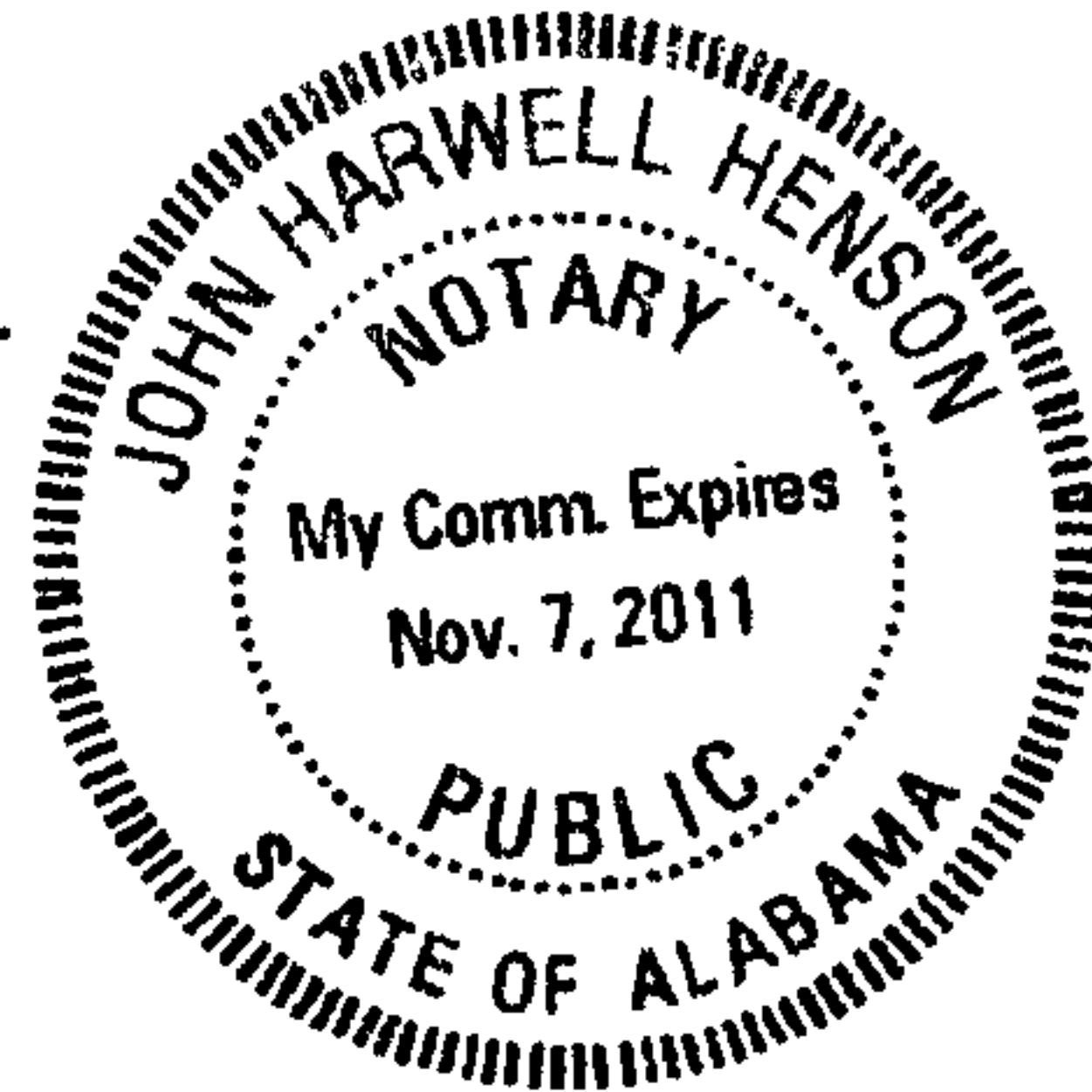
William Kirkwood  
William Kirkwood

STATE OF ALABAMA §  
COUNTY OF JEFFERSON §

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **William Kirkwood** whose name(s) is/are 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 foregoing, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10<sup>th</sup> day of September, 2008.

[Signature]  
Notary Public  
Commission expires:





## EXHIBIT "A"

20081030000422800 3/3 \$20.00  
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Lot 1 of Kirkwood Family Subdivision #1 (a proposed subdivision) situated in Section 12 and 13, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at an iron pin found locally accepted to be the Southwest corner of the Southeast quarter of the Southeast quarter of said Section 12; thence run South 88 degrees, 03 minutes, 37 seconds East along the South line of said quarter-quarter section for a distance of 408.95 feet to a one half inch rebar found; thence turn an angle to the right of 87 degrees, 55 minutes, 33 seconds and run South 00 degrees, 08 minutes, 04 seconds East for distance of 169.97 feet to a one half inch rebar found; thence run South 87 degrees, 57 minutes, 51 seconds East for a distance of 602.28 feet to a one half inch rebar found; thence run North 33 degrees, 06 minutes, 41 seconds East for a distance of 198.32 feet to a one half inch rebar found; thence run North 39 degrees, 20 minutes, 02 seconds East for a distance of 313.71 feet to a one half inch rebar found; thence run North 00 degrees, 05 minutes, 08 seconds East for a distance of 62.88 feet to a one half inch rebar found; thence run North 87 degrees, 58 minutes, 10 seconds West for a distance of 1,283.95 feet to a one half inch rebar found on the Southeast right-of-way line of Alabama Highway No. 119; thence run South 40 degrees, 20 minutes, 33 seconds West along said Southeast right-of-way line for a distance of 398.64 feet to a one half inch rebar found on the South line of the Southwest quarter of the Southeast quarter of said Section 12; thence run South 87 degrees, 55 minutes, 21 seconds East along said South line for a distance of 223.05 feet to the point of beginning; said Lot 1 containing 12.13 acres, more or less.

Shelby County, AL 10/30/2008  
State of Alabama  
Deed Tax: \$1.00