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04/04/2023 08:19:44 AM  
DEEDS 1/4

This document prepared by:  
Law Office of John A. Gant  
200 Office Park Drive, Suite 210  
Birmingham, Alabama 35223

Send tax notice to:  
Charles Teague & Rachel E. Frost  
306 Sterling Oaks Dr.  
Hoover, AL 35244

**GENERAL WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One Hundred Seventy Nine Thousand Nine Hundred and 00/100 Dollars (\$179,900.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, RYAN KIRKLAND and LYDIA KIRKLAND, Husband and Wife (herein referred to as GRANTORS) do grant, bargain, sell and convey unto CHARLES TEAGUE and RACHEL E. FROST, as joint tenants with rights of survivorship (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama:

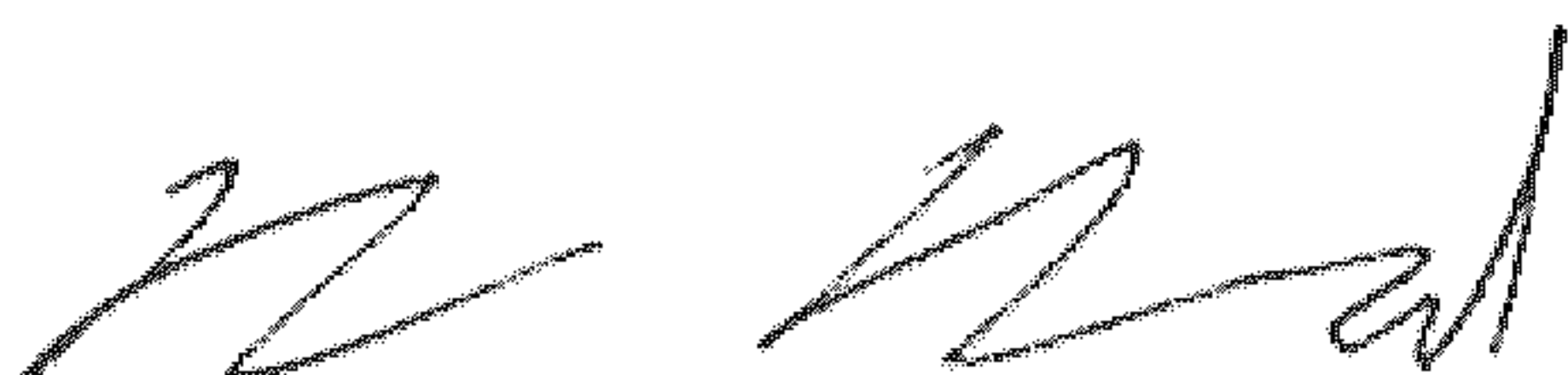
See attached Exhibit "A"


One Hundred Seventy Four Thousand Five Hundred Three and 00/100 Dollars (\$174,503.00) of the consideration is from a purchase money first mortgage filed simultaneously herewith.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our executors and administrator covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we are and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons

Dated this the 29 day of March, 2023.


  
\_\_\_\_\_  
RYAN KIRKLAND

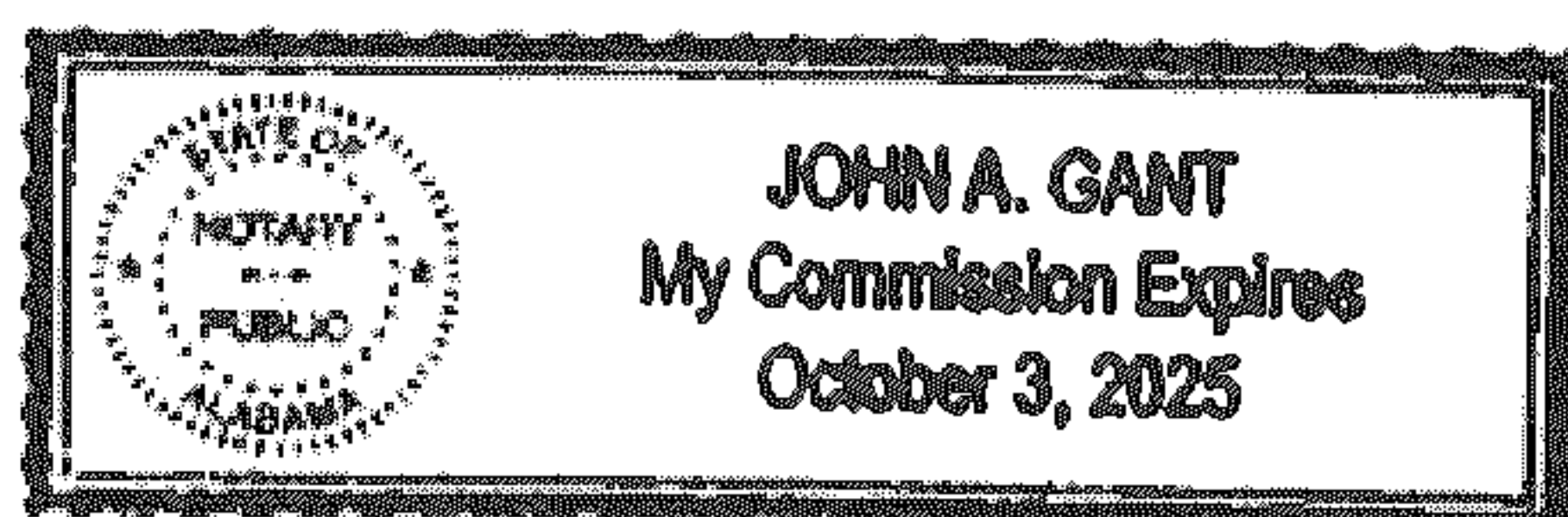
  
\_\_\_\_\_  
LYDIA KIRKLAND

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RYAN KIRKLAND and LYDIA KIRKLAND, 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 of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29<sup>th</sup> day of March, 2023.

  
\_\_\_\_\_  
NOTARY PUBLIC: JOHN A. GANT  
My Commission Expires: 10/3/2025



## **EXHIBIT “A”**

Unit 306, according to the Survey of Sterling Oaks Condominium, a Condominium, in Shelby County, Alabama, as established by that certain Declaration of Condominium as recorded in Instrument 20040316000134350, and First Amendment to Declaration of Condominium as recorded in Instrument 20040701000364570, and Articles of Incorporation of Sterling Oaks Owners Association, Inc., as recorded in Exhibit C of the Declaration of Condominium, and the By-Laws of Sterling Oaks Owners Association as recorded in Exhibit D of the Declaration of Condominium, together with an undivided interest in the common elements of Sterling Oaks Condominium, a Condominium, as set out in the Declaration of Condominium and according to the Survey of Sterling Oaks Condominium, a Condominium, recorded in Map Book 33, Page 101 A thru D, in the Probate Office of Shelby County, Alabama.

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

Grantor's Name Ryan & Lydia Kirkland  
 Mailing Address 3549 Brookfield Rd.  
Hoover, AL 35226

Grantee's Name Charles Teague & Rachel Frost  
 Mailing Address 306 Sterling Oaks Dr.  
Hoover, AL 35244

Property Address 306 Sterling Oaks Dr.  
Hoover, AL 35244

Date of Sale 3/29/2023  
 Total Purchase Price \$ 179,900.00

or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ \_\_\_\_\_

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage  
☐ Bill of Sale  
☒ Sales Contract  
☒ Closing Statement  
☐ Other

\* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

**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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 3/29/2023

Print John A. Gant

Sign *John A. Gant*  
 (Owner / Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/04/2023 08:19:44 AM  
 \$36.50 PAYGE  
 20230404000092960

*Allen S. Burt*