

Prepared by:

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20230918000279590 1/4 \$738.50  
Shelby Cnty Judge of Probate, AL  
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## WARRANTY DEED

STATE OF ALABAMA)  
COUNTY OF SHELBY)

\*\*\*\*TITLE NOT EXAMINED\*\*\*

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Dollars (\$500.00) and other goods and valuable consideration, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, **Scott Kirkland, Executor of the Estate of Janet A. Kirkland** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Kirkland Hauling and Holding, LLC** (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" legal description.

Mineral and mining rights excepted.

Existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantees, his, her or their heirs and assigns forever.

Shelby County, AL 09/18/2023  
State of Alabama  
Deed Tax:\$707.50

And I (we) do for myself and for my heirs, executors and administrators, covenant with said grantees, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand and seal on this the

16 day of August, 2023.

  
Scott Kirkland, Executor  
Estate of Janet A. Kirkland



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STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, Neal L. Medaris, a Notary Public in and for said County in said State, hereby certify that **Scott Kirkland, Executor of the Estate of Janet A. Kirkland** whose name is signed to foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he as Executor of the Estate of Janet A. Kirkland with full authority, executed the same voluntarily.

Given under my hand and official seal this the 16 day of August, 2023

  
Neal L. Medaris  
Notary Public  
My Commission Expires: 4/18/24

**EXHIBIT A**

A parcel of land situated in the SE 1/4 of the SE 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the SE corner of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama; thence run North 2 degrees 28 minutes 59 seconds West for a distance of 1280.00 feet (map) to the point of beginning; thence continue along the last described course for a distance of 359.63 feet (map and measured); thence South 87 degrees 51 minutes 37 seconds West for a distance of 429.25 feet (map), 428.89 feet (measured), to a point on the Southeasterly right-of-way of McCain Parkway (60-foot right-of-way) and a point on a curve to the left having a central angle of 7 degrees 00 minutes 31 seconds and a radius of 1011.24 feet, said curve subtended by a chord bearing South 2 degrees 51 minutes 03 seconds West and a chord distance of 123.62 feet; thence along the arc of said curve and said right-of-way for a distance of 123.70 feet to the end of said curve; thence South 0 degrees 39 minutes 12 seconds East along said right-of-way for a distance of 236.66 feet (map), 238.76 feet (measured); thence North 87 degrees 34 minutes 37 seconds East and leaving said right-of-way for a distance of 448.45 feet (map), 447.99 feet (measured) to the point of beginning, being situated in Shelby County, Alabama.



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# Real Estate Sales Validation Form

**This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1**

*Grantees*

**Grantor's Name** Kirkland Hauling and Holdings LLC  
**Mailing Address** 1365 McCain Parkway  
Pelham, AL 35124

*Grantors*

**Grantee's Name** SCOTT Kirkland  
**Mailing Address** 128 Windwood Cir  
Alabaster AL 35007

**Property Address** 1365 McCain Parkway  
Pelham, AL 35124

**Date of Sale** \_\_\_\_\_  
**Total Purchase Price** \$ \_\_\_\_\_  
 or  
**Actual Value** \$ \_\_\_\_\_  
 or  
**Assessor's Market Value** \$ 707,290.00

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 a

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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 or 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 9-18-23

Print Robert Kirkland  
 Sign Robert Kirkland  
 (Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

(verified by)

Form RT-1