

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

  
20081030000422830 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
10/30/2008 03:12:22PM FILED/CERT

## STATUTORY WARRANTY DEED

STATE OF ALABAMA                    )  
  )  
SHELBY COUNTY                    )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of **One Thousand and 00/100 Dollars (\$1000.00)** in hand paid and other good and valuable consideration including the simultaneous transfer of other real property to **Kathryn Kirkwood Martin and James Kyle Martin, husband and wife; and James M. and Ann K. Kirkwood, husband and wife; and William Kirkwood, a single man**, (hereinafter referred to as "GRANTOR") by **Francis David Kirkwood** (hereinafter referred to as "GRANTEE") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said GRANTEE the following described real estate in **Shelby County, Alabama**, to wit:

SEE ATTACHED EXHIBIT "A"

Property commonly known as proposed Kirkwood Subdivision #2 Lot 3.

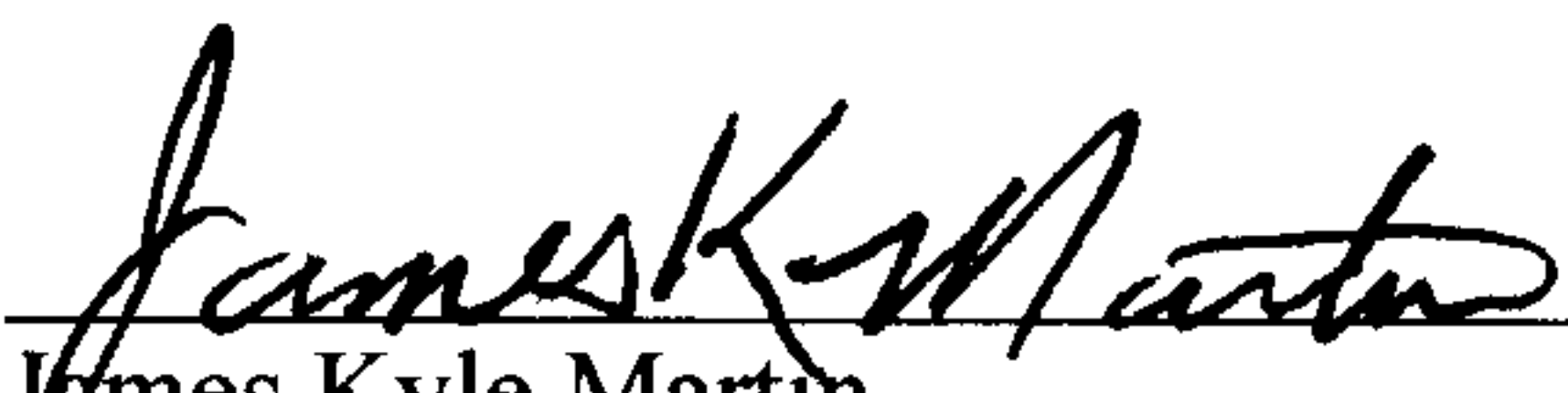
Subject to all recorded and unrecorded easements, covenants, restrictions, rights of way, overlaps and encroachments, if any, affecting the property, ad valorem taxes for the year **2008** which are a lien but which are not yet due and payable, and ad valorem taxes for future years.

**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 \_\_\_\_ day of September, 2008.

  
Kathryn Kirkwood Martin

  
James Kyle Martin

STATE OF ALABAMA           §  
   §  
COUNTY OF JEFFERSON   §

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Kathryn Kirkwood Martin and James Kyle Martin** 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

Ann K. Kirkwood  
Ann K. Kirkwood

  
20081030000422830 2/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
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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"**

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

Commence at an iron pin found locally accepted to be the Northeast corner of the Northwest quarter of the Northeast quarter of said Section 13; thence run South 00 degrees, 29 minutes, 03 seconds East along the East line of said quarter-quarter Section for a distance of 808.04 feet to a point; thence run South 60 degrees, 06 minutes, 02 seconds West for a distance of 601.61 feet to the point of beginning; thence run South 35 degrees, 52 minutes, 23 seconds East for a distance of 398.35 feet to an iron pin set; thence run North 72 degrees, 28 minutes, 20 seconds East for a distance of 306.83 feet to an iron pin set at the Northeast corner of the Southwest quarter of the Northeast quarter of said Section 13; thence run South 00 degrees, 29 minutes, 03 seconds East along the East line of said quarter-quarter Section for a distance of 456.33 feet to an iron pin set; thence run South 36 degrees, 37 minutes, 56 seconds West for a distance of 146.74 feet to an iron pin set; thence run North 70 degrees, 29 minutes, 51 seconds West for a distance of 1175.39 feet an iron pin set on the Southeast right of way line of Alabama Highway No.119; thence run North 30 degrees, 08 minutes, 53 seconds East along said right of way line for a distance of 33.76 feet to an iron pin set; thence run South 87 degrees, 08 minutes, 22 seconds East for a distance of 226.92 feet to an iron pin set; thence run North 43 degrees, 35 minutes, 12 seconds East for a distance of 210.23 feet to an iron pin set; thence run North 57 degrees, 13 minutes, 45 seconds East for a distance of 96.67 feet to an iron pin set; thence run North 53 degrees, 55 minutes, 03 seconds East for a distance of 78.63 feet to an iron pin set; thence run North 37 degrees, 44 minutes, 23 seconds East for a distance of 95.56 feet to an iron pin set; thence run North 47 degrees, 27 minutes, 38 seconds East for a distance of 100.14 feet to the point of beginning; said Lot 3 containing 10.13 acres, more or less.

Shelby County, AL 10/30/2008  
State of Alabama

Deed Tax:\$1.00