


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051


20141009000318580 1/3 \$30.00
Shelby Cnty Judge of Probate, AL
10/09/2014 10:12:23 AM FILED/CERT

Send Tax Notice to:

Gordon and Wanda Kirkland
105 Looney Road
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TEN THOUSAND DOLLARS and NO/00 (\$10,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Zeno Haselden, a married man***, (herein referred to as ***Grantors***), grant, bargain, sell and convey unto, ***Gordon Kirkland and Wanda Kirkland*** (herein referred to as ***Grantee***), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Exhibit "A" Legal Description

SUBJECT TO:

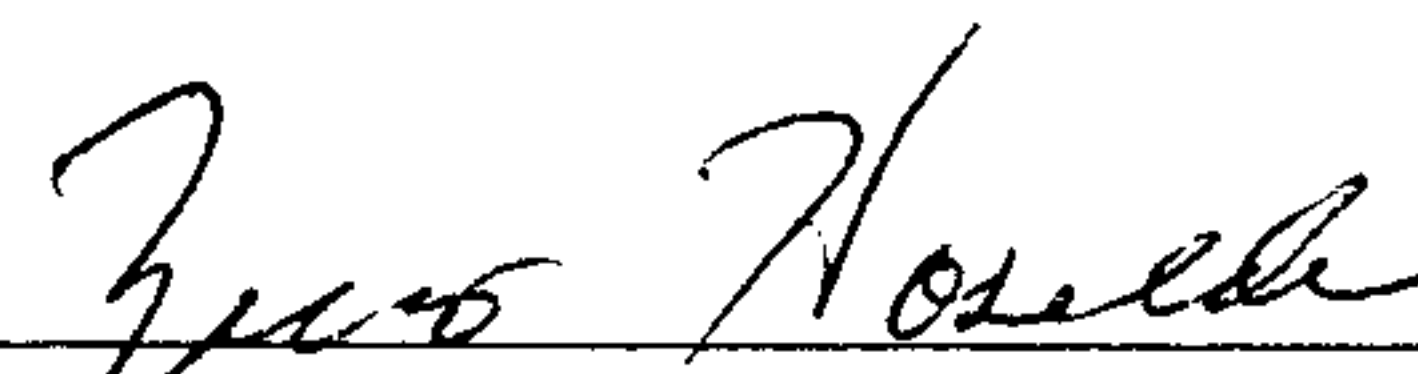
1. Ad valorem taxes due and payable October 1, 2014.
2. Easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the homestead of the Grantors.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of October, 2014.

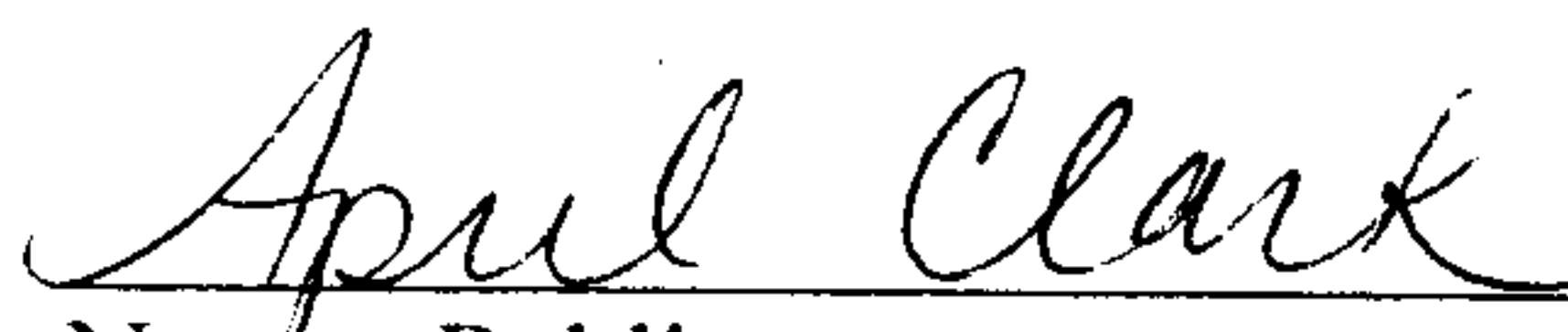


Zeno Haselden

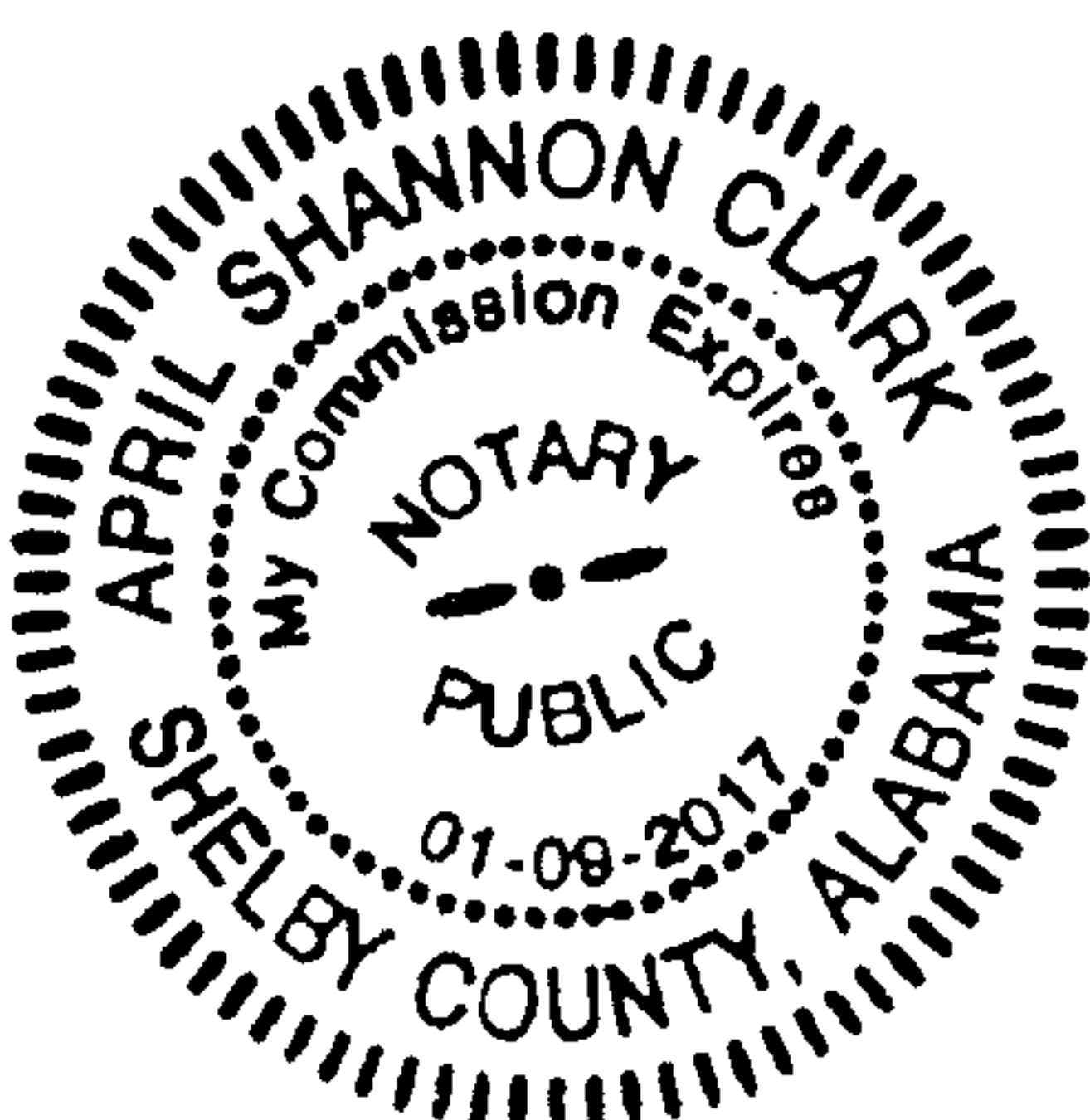
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Zeno Haselden***, whose name is 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of October, 2014.



Notary Public
My Commission Expires: 1-9-2017



Shelby County, AL 10/09/2014
State of Alabama
Deed Tax: \$10.00

Exhibit "A"
Legal Description

Commence at the Southeast corner of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 35, Township 21 South, Range 1 West, and run West along the south boundary of said forty acres a distance of 675 feet to an iron pin marking the southwest corner of a lot now owned by A. R. Looney and the point of beginning; run thence north perpendicular to the south line of said forty acres and along the west line of said lot now owned by A. R. Looney, a distance of 165 feet to a point; run thence west parallel with the south line of said forty acres, a distance of 135 feet to a point; run thence south perpendicular to the south line of said forty acres a distance of 165 feet to a point on the South line of said forty acres; run thence east along the south line of said forty acres a distance of 135 feet to the point of beginning.



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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

Grantor's Name

Grantee's Name

Mailing Address

Mailing Address

Property Address

Date of Sale

Total Purchase Price

or

Actual Value

or

Assessor's Market Value

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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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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 available.

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 of 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 10/7/14

Print Mike T. Atchison

Unattested

AC
(verified by)

Sign Mike T. Atchison
(Grantor/Grantee/Owner/Agent) circle one