

This instrument prepared by:  
Christa C. Ketchum  
1220 Alford Avenue  
Birmingham, AL 35226

SEND TAX NOTICE TO:  
James Kirkwood  
6000 Cahaba Valley Rd.  
Birmingham, AL 35242

**GENERAL WARRANTY DEED**

**20151208000418260**  
**12/08/2015 08:14:42 AM**  
**DEEDS 1/3**

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Forty Thousand And No/100 Dollars (\$40,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Mary Rebecca Bates, unmarried, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto James Kirkwood (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:


**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on December 1, 2015.

  
Mary Rebecca Bates

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that Mary Rebecca Bates, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day of the same bears date.

Given under my hand and Official seal this 1st day of December, 2015.

  
Notary Public



## **EXHIBIT "A"**

A parcel of land situated in the NW 1/4 of the NE 1/4 of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the NW Corner of the NW 1/4 of the NE 1/4 of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama; thence S 87° 34' 01" E a distance of 787.18' to the Point of Beginning; thence continue S 87° 34' 01" E a distance of 210.20' to a point on the westerly right-of-way of Alabama Highway 119; thence S 41° 06' 06" W along said right-of-way a distance of 29.43' to the point of a curve to the left having a radius of 2904.78', a central angle of 03° 34' 11" and subtended by a chord which bears S 38° 45' 15" W, a chord distance of 180.95'; thence southwesterly along said curve and right-of-way an arc distance of 180.97'; thence N 87° 28' 38" W a distance of 210.04'; thence N 39° 06' 02" E a distance of 210.00' to the Point of Beginning. Containing 0.81 acres, more or less.

**20151208000418260 12/08/2015 08:14:42 AM DEEDS 2/3**

20151208000418260 12/08/2015 08:14:42 AM DEEDS 3/3

Grantor's Name Mary Rebecca Bates  
Mailing Address 6000 Cahaba Valley Rd.  
Birmingham, AL 35242

Grantee's Name James Kirkwood  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_

Property Address 6000 Cahaba Valley Rd.  
Birmingham, AL 35242

Date of Sale December 1, 2015  
Total Purchase Price \$40,000.00  
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  
X Closing Statement

\_\_\_\_ Appraisal  
\_\_\_\_ Other: \_\_\_\_\_

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 - Mary Rebecca Bates, 6000 Cahaba Valley Rd., Birmingham, AL 35242.

Grantee's name and mailing address - James Kirkwood, , .

Property address - 6000 Cahaba Valley Rd., Birmingham, AL 35242

Date of Sale - December 1, 2015.

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: December 1, 2015

Sign   
Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/08/2015 08:14:42 AM  
\$60.00 CHERRY  
20151208000418260

