

TAX NOTICE TO:
Scott Kirkland
128 Windwood Circle
Alabaster, AL 35007

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


TITLE NOT EXAMINED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of compliance with an order of the Probate Court of Shelby County, Alabama, hereinafter described, and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Scott Kirkland, as Executor of the Estate of Janet Kirkland, deceased,** (herein referred to as Grantor), grant, bargain, sell and convey unto **Scott Kirkland and Debbie Kirkland Becker,** (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 9 and 10 in Block 1 of "George's Subdivision of Keystone", as recorded in Map Book 3 at Page 63 in office of Judge of Probate of Shelby County, Alabama, which are more particularly described as follows: Commence at point where the East right-of-way line of U. S. Highway 31 as the same was located on October 31, 1946, crosses the North line of SW¼ of SW¼ of Section 25, Township 20, Range 3 West, and run Southwesterly along the East line of said highway as the same was located on October 31, 1946, a distance of 330 feet to the Northwest corner of said Lot 10 in Block 1 to the point of beginning; thence continue Southwesterly along said highway as the same was located on October 31, 1946, a distance of 200 feet to the Northwest corner of Lot 8 in said Block 1; thence East and parallel with North line of said forty acres 200 feet to the West line of a 20 foot alley; thence Northeasterly and parallel with said highway 200 feet; thence West and parallel with the North line of said forty acres 200 feet to the East line of said highway to point of beginning.

There is EXCEPTED herefrom all land heretofore condemned for right-of-way purposes for U. S. Highway 31.


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Shelby Cnty Judge of Probate, AL
03/06/2019 12:05:28 PM FILED/CERT

Mineral and Mining rights are excepted.

Signed for identification:

Scott Kirkland

Scott Kirkland, Executor of the
Estate of Janet Kirkland

This conveyance is executed by the undersigned Scott Kirkland, **solely in his capacity as Executor of the Estate of Janet Kirkland, deceased**, and not in his individual capacity nor in any other capacity. This conveyance is further executed in compliance with and subject to the terms, conditions, and stipulations of an order of the Probate Court of Shelby County, Alabama in said cause.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 27th day of February, 2019.

**THE ESTATE OF JANET KIRKLAND,
DECEASED.**

By: Scott Kirkland
Scott Kirkland, in his capacity as Executor
of the Estate of Janet Kirkland, deceased.

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Scott Kirkland, whose name as Executor of the Estate of Janet Kirkland deceased, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of February, 2019.

R. Scott Oyer

Notary Public
Commission Exp: _____



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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 **Estate of Janet Kirkland,** Grantee(s) Scot Kirkland &
Deceased Debbie Kirkland Becker
Mailing Address Mailing Address 128 Winwood Circle
Alabaster, AL 35007
Property Address See attached Date of Sale 2-27-2019 Transfer date
Actual Value \$
or
Assessor's Market Value 373,570

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 ----- Will/Estate
☐ 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 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 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).

Date 3/6/19

Print John Medaris

Unattested

(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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