

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:

Commence at a point where the South line of the SE 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama crosses the westerly right of way line of the L & N Railroad right of Way; and run thence northeasterly along said right of way line a distance of 96.09 feet to the point of beginning of the property being described: Thence continue along last described course a distance of 30.00 feet to a point; Thence turn 102 degrees 49 minutes 08 seconds left and run westerly a distance of 158.45 feet to a point; Thence turn 102 degrees 49 minutes 08 seconds right and run northeasterly a distance of 67.59 feet to a point; Thence turn 102. degrees 49 minutes 08 seconds left and run west-northwesterly a distance of 75.00 feet to a point; Thence turn 0 degrees 54 minutes 35 seconds right and continue northwesterly a distance of 332.48 feet to a point in the centerline of Buck Creek; Thence turn 80 degrees 44 minutes 48 seconds left and run southwesterly along centerline of said Buck Creek a distance of 119.38 feet to a point; Thence turn 77 degrees 08 minutes 46 seconds left and run southeasterly a distance of 268.69 feet to a point; Thence turn 28 degrees 30 minutes 28 seconds left and run easterly along the south line of the said SE 1/4 of the NE 1/4 of Section 35 a distance of 98.07 feet to a point; Thence turn 71 degrees 41 minutes 29 seconds left and run northeasterly a distance of 96.00 feet to a point; Thence turn 71 degrees 41 minutes 29 seconds right and run easterly a distance of 200.00 feet to the point of beginning.

Located in Shelby County, Alabama.


20190306000071550 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
03/06/2019 12:05:29 PM FILED/CERT

Mineral and mining rights 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.

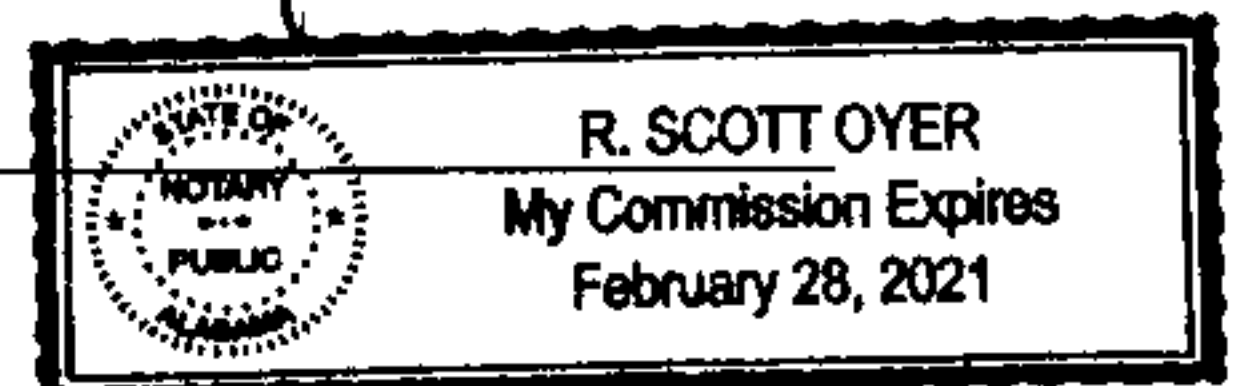
**STATE OF ALABAMA
SHELBY COUNTY**

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: _____



20190306000071550 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
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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 \$ 3
or
Assessor's Market Value 37,510

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

Unattested

(verified by)

Print John Medani

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

Form RT-1

2019030600071550 3/3 \$22.00
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