

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:


A. Part of the SE 1/4 of the NE 1/4 Section 35, Township 20 South, Range 3 West and being more particularly described as follows:

Commence at the SW corner of the SE 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 3 West; thence run East along the South line of said 1/4 1/4 Section 342.60 feet; thence turn left 70 deg. 33 min. 40 sec. for 192.00 feet; thence turn left 2 deg. 05 min. for 25.00 feet to the point of beginning; thence continue along the last described course 220.03 feet; thence turn left 95 deg. 32 min. for 298.32 feet to the centerline of Buck Creek; thence turn left 76 deg. 30 min. along the centerline of said Buck Creek for 261.57 feet; thence turn left 109 deg. 28 min. for 340 feet to the point of beginning; being situated in Shelby County, Alabama.

Also a 20 foot easement for Ingress and Egress being more particularly described as follows:

Commence at the SW corner of the S 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 3 West; thence run East along the South line of said 1/4 1/4 Section for a distance of 342.60 feet, thence turn left 70 deg. 33 min. 40 sec. for a distance of 192.00 feet; thence turn left 2 deg. 05 min. for 245.03 feet to the point of beginning; thence turn right 84 deg. 28 min, for 227.96 feet; thence turn left 87 deg. 49 min. for 85 feet;

Lot 9 & 10
Chevron


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thence turn left 93 deg. 11 min. for 20.03 feet; thence turn left 86 deg. 49 min. for 64.64 feet; thence turn right 87 deg. 49 min. for 228.71 feet; thence turn left 90 deg. for 20 feet; thence turn left 90 deg. for 20 feet to the point of beginning; being situated in Shelby County, Alabama.

Mineral and Mining rights are excepted.

Signed for identification:



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

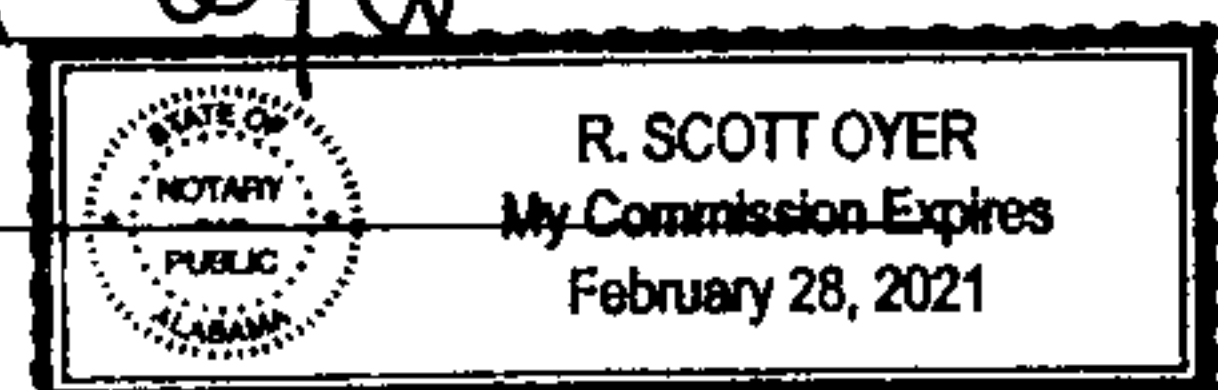
**STATE OF ALABAMA
SHELBY COUNTY**


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.



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 364,700

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 Redavis

Unattested

(verified by)

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

Form RT-1

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