

This instrument was prepared by:  
Justin Smitherman, Esq.  
4685 Highway 17 Suite D  
Helena, AL 35080

Send Tax Notice to:  
Tom & Joyce Velo  
612 Grand Reserve Dr.  
Pelham, AL 35124

STATE OF ALABAMA  
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of SIXTY FIVE THOUSAND (\$65,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, the **Estate of Janet Ann Kirkland by Robert Scott Kirkland**, Personal Representative, Probate Case No. PR-2018-000361 Shelby County, Alabama, **Robert Scott Kirkland**, a(n) \_\_married man, and **Debbie Becker**, a married woman (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Thomas Velo and Joyce Velo**, husband and wife (hereinafter referred to as GRANTEES), together as joint tenants with rights of survivorship, in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

A Parcel of land beginning at the Northeast corner of Section 4, Township 21 South, Range 1 East; thence run West along the Section line 440 feet; thence South 495 feet; thence West 220 feet; thence South 165 feet; thence East 660 feet to Section line; thence North along Section line 660 feet to the Point of Beginning; lying North of Highway 48 Right-of-Way. Also 6 2/3 acres evenly of the East side of the S1/2 of SE 1/4 of SE 1/4 of Section 33, Township 20 South, Range 1 East, lying North of Highway 48, being more particularly described as follows;

Commence at the Southeast corner of the Southeast Quarter of the Southeast Quarter of said Section 33; thence run North 01°15'15" West (an assumed bearing) along the East line of said Quarter-Quarter Section for a distance of 39.27 feet to an iron pin set at the Point of Beginning on the North Right-of-Way line of Shelby County Hwy 48 also being on a curve to the left having a radius of 2040.00 feet, a central angle of 3° 26' 23" and a chord bearing of South 73° 54' 12" West; thence run in a Southwesterly direction along the arc of said curve and also along said North Right-of-Way line for a distance of 122.47 feet to a point; thence run South 72° 27' 56" West along said North Right-of-Way line for a distance of 194.01 feet to a point on a curve to the right having a radius of 1123.50 feet, a central angle of 7° 19' 40" and a chord bearing of South 76° 07' 46" West; thence run in a Southwesterly direction along the arc of said curve and also along said North Right-of-Way line for a distance of 143.69 feet to an iron pin found; thence run North 00° 35' 38" West for a distance of 747.09 feet to an iron pin found; thence run North 89° 33' 01" East for a distance of 436.16 feet to an iron pin set on the East line of Quarter-Quarter Section; thence run South 01° 15' 15" East for a distance of 623.79 feet to the Point of Beginning. Said Parcel containing 6.949 acres more or less.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record. This property is not the homestead of GRANTORS or GRANTORS' spouse(s).

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent

years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the 8 day of March, 2019.

Robert Scott Kirkland  
Robert Scott Kirkland

STATE OF ALABAMA  
SHELBY COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Robert Scott Kirkland**, 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8 day of March, 2019.

Justin Smitherman  
Notary Public

My Commission Expires: 1/18/21

JUSTIN SMITHERMAN  
Notary Public - Alabama State At Large  
My Commission Expires Jan. 18, 2021

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the 8 day of March, 2019.

Estate of Janet Ann Kirkland

By: Robert Scott Kirkland  
Personal Representative

STATE OF ALABAMA  
SHELBY COUNTY

SS:

20190312000080210 2/4 \$91.00  
Shelby Cnty Judge of Probate, AL  
03/12/2019 04:03:19 PM FILED/CERT

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Robert Scott Kirkland** whose name as Personal Representative for the **Estate of Janet Ann Kirkland**, 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 this instrument, he as such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8 day of March, 2019.

Justin Smitherman  
Notary Public

My Commission Expires: 1/18/21

JUSTIN SMITHERMAN  
Notary Public - Alabama State At Large  
My Commission Expires Jan. 18, 2021

JUSTIN SMITHERMAN  
Notary Public, Alabama State At Large  
Commission Expires Jan. 18, 2021

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the 15<sup>th</sup>  
day of March, 2019.

Debbie Becker

Debbie Becker

STATE OF GA  
Gwinnett COUNTY

ss:


I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Debbie Becker**, 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15<sup>th</sup> day of March, 2019.

Shannon Bailey El Bey  
Notary Public

My Commission Expires: 01-09-2023

Shannon Bailey El Bey  
NOTARY PUBLIC  
Gwinnett County, GEORGIA  
My Comm. Expires  
01/09/2023

  
20190312000080210 3/4 \$91.00  
Shelby Cnty Judge of Probate, AL  
03/12/2019 04:03:19 PM FILED/CERT

## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Robert Scott Kirkland Estate of Janet Ann Kirkland  
Mailing Address Debbie Becker  
PO Box 212  
Alabaster, AL 35007

Grantee's Name Thomas Velo Joyce Velo  
Mailing Address 612 Grand Reserve Dr.  
Pelham, AL 35124

Property Address HWY 48  
Wilsonville, AL 35186

Date of Sale 03/08/2019

Total Purchase Price \$65,000.00

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  
☒ 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 - 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).

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 03/08/2019


Print Justin Smitheman

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Unattested



20190312000080210 4/4 \$91.00  
Shelby Cnty Judge of Probate, AL  
03/12/2019 04:03:19 PM FILED/CERT