

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

**CORRECTIVE
STATUTORY WARRANTY DEED**

*The purpose of this deed is to correct that Statutory Warranty Deed dated February 27, 2019 and recorded 03/06/2019 in Instrument 20190306000071520. The portion of the legal description that previously read "Also the SW1/4 of SW1/4 of Section 34, Township 20 South, Range 1 East" now reads **"Also that portion lying south of Highway 48 in the SW¼ of SW¼ of Section 34, Township 20 South, Range 1 East."** The intent of this corrective deed is to exclude the SW1/4 of SW1/4 of Section 34, Township 20 South, Range 1 East, Less and Except that portion lying south of Highway 48 because it has been conveyed in a subsequent deed dated March 8, 2019 and recorded 03/11/2019 in Instrument 20190311000077500.*

**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:

W½ of SW¼ of NW¼ of Section 3, Township 21 South, Range 1 East.
E1/2 of SE¼ of NE¼ of Section 4. Township 21 South, Range 1 East, EXCEPT 6 acres evenly off the West side.

The SE¼ of NE¼ of N¼ of Section 4. Township 21 South, Range 1 East
Less and except 1/2 acre more particularly described as follows: Beginning at the NE corner of SE¼ of NE¼ of NE¼ of Section 4, and run West 66 feet; thence South 330 feet, thence East 66 feet to Section line; thence North along Section line to point of beginning of said exception.

Also, beginning at the NE corner of Section 4, Township 21 South, Range 1 East, and run West along 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 point of beginning, containing 7½ acres, more or less.

Also 6 2/3 acres evenly off the East side of the S1/2 of SE¼ of SE¼ of Section 33, Township 20 South, Range 1 East.

Also that portion lying south of Highway 48 in the SW¼ of SW¼ of Section 34, Township 20 South, Range 1 East.

Also, the N½ of NW¼ of NW¼ of Section 3, Township 21 South, Range 1 East, EXCEPT 2 acres described as follows: Beginning at the NW corner of Section 3 and run South 220 yards; thence East 28 yards; thence East of North 220 yards, more or less, to point 46 yards east of point of beginning; thence West 46 yards to point of beginning of exception.

LESS AND EXCEPT that certain property deeded by grantor to Ross T. Shortnacy & wife Nell Shortnacy by deed dated January 4, 1974 recorded in the Probate Office of Shelby County, Alabama In Deed Book 284, page 606.

Signed for identification:



Scott Kirkland, Executor of the Estate of Janet Kirkland, deceased

Mineral and mining rights excepted.


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

March, 2019, 21st day of

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

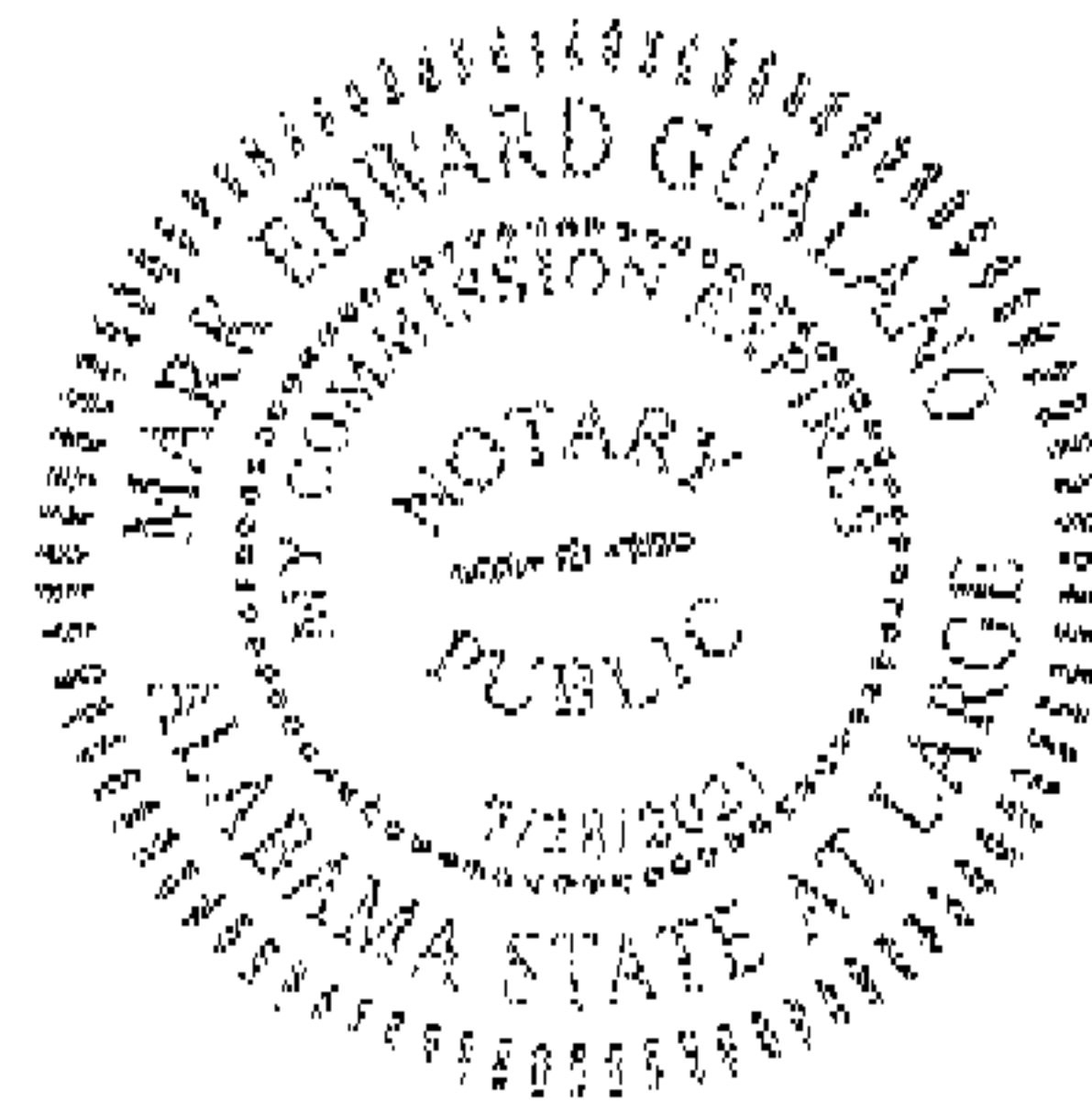
By: 
Scott Kirkland, in his capacity as Executor
of the Estate of Janet Kirkland, deceased.

**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 21st day of March,
2019.

Notary Public
Commission Exp: 7/28/21



Real Estate Sales Validation Form

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

Grantor's Name	<u>Estate of Janet Kirkland</u>	Grantee's Name	<u>Scott Kirkland + Debbie Kirkland</u>
Mailing Address	<u>128 Windwood Circle</u>	Mailing Address	<u>Bedford</u>
	<u>Alabaster, AL 35007</u>		<u>128 Windwood Circle</u>
			<u>Alabaster, AL 35007</u>
Property Address	<u>Land</u>	Date of Sale	<u>2/27/19 Transfer Date</u>
		Total Purchase Price	\$ _____
		or	
		Actual Value	\$ <u>N/A</u>
		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

Collective Deed

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 3/21/19

Print

Mark E. Garland

Unattested

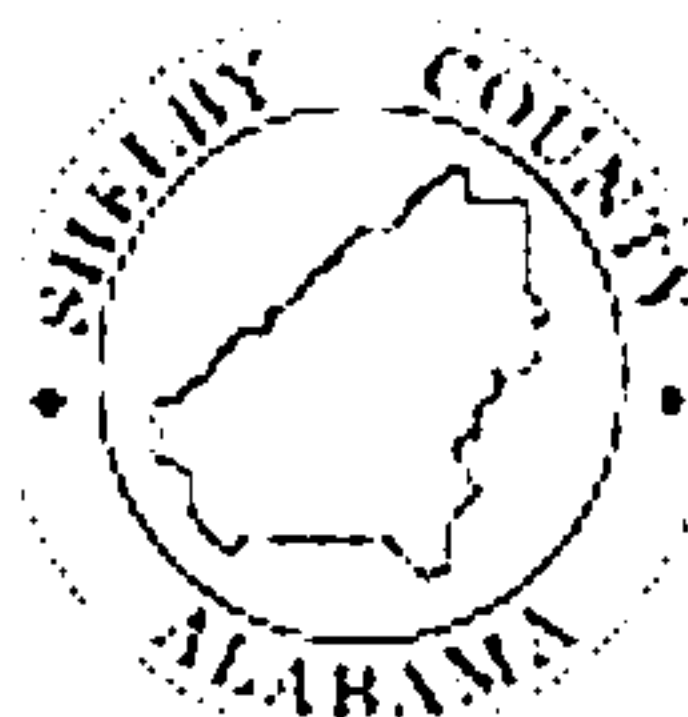
Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/22/2019 08:20:37 AM
 \$25.00 CHERRY
 20190322000092010

Allen S. Bayl