

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Ryan Kirkland and Lydia Kirkland
306 Sterling Oaks Dr.
Hoover, AL 35244

WARRANTY DEED

20200730000319700

07/30/2020 07:25:40 AM

DEEDS 1/3

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Thirty Thousand Five Hundred And No/100 Dollars (\$130,500.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Estate of Anita H. Carey, deceased, (Shelby County, Alabama - Probate Case No. 2018-000254) (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Ryan Kirkland and Lydia Kirkland (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Unit 306, according to the Survey of Sterling Oaks Condominium, a Condominium, in Shelby County, Alabama, as established by that certain Declaration of Condominium as recorded in Inst # 20040316000134350, and First Amendment to Declaration of Condominium as recorded in Inst # 20040701000364570, and Articles of Incorporation of Sterling Oaks Owners Association, Inc., as recorded in Exhibit C of the Declaration of Condominium, and the By-Laws of Sterling Oaks Owners Association as recorded in Exhibit D of the Declaration of Condominium, together with an undivided interest in the common elements of Sterling Oaks Condominium, a Condominium, as set out in the Declaration of Condominium and according to the Survey of Sterling Oaks Condominium, a Condominium, recorded in Map Book 33, Page 101 A thru D, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$123,975.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on July 24, 2020.

Estate of Anita H. Carey, deceased, (Shelby County, Alabama - Probate Case No. 2018-000254)

BY:


Michael Carey
Personal Representative

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Carey whose name as Personal Representative for The Estate of Anita H. Carey, deceased, (Shelby County, Alabama - Probate Case No. 2018-000254) 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/she executed the same voluntarily and in his/her capacity as Personal Representative on the day the same bears date.

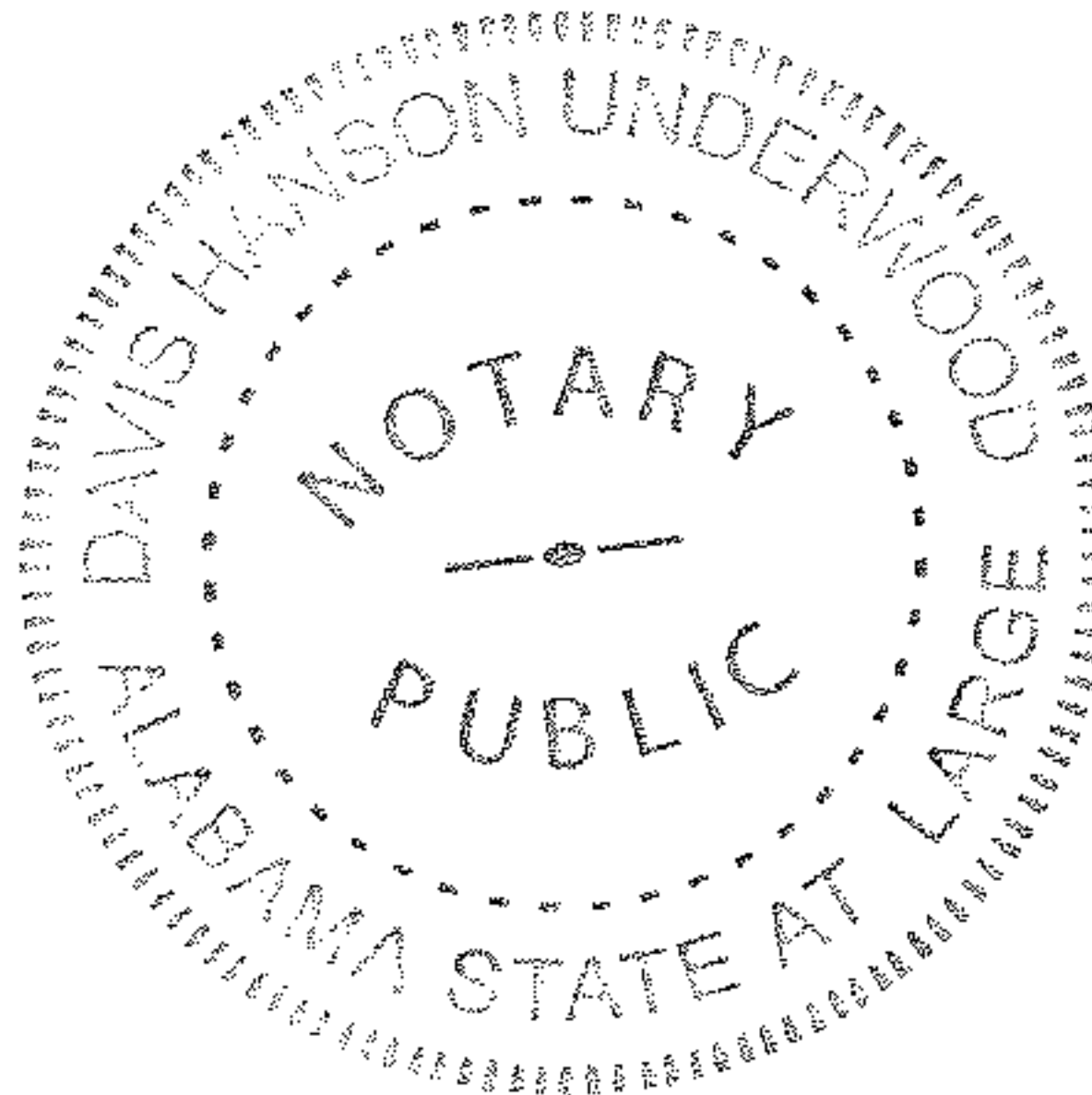
Given under my hand and official seal on 22nd day of July, 2020.



Notary Public

My commission expires:

My Commission Expires
July 24, 2023



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 Anita H. Carey, deceased, (Shelby County, Alabama - Probate Case No. 2018-000254) Grantee's Name Ryan Kirkland and Lydia Kirkland

Mailing Address PO Box 1292 Delham AL 35124

Mailing Address 306 Sterling Oaks Dr. Hoover, AL 35244

Property Address 306 Sterling Oaks Dr. Hoover, AL 35244

Date of Sale July 24, 2020 Total Purchase Price \$130,500.00

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

X 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 - Estate of Anita H. Carey, deceased, (Shelby County, Alabama - Probate Case No. 2018-000254).

Grantee's name and mailing address - Ryan Kirkland and Lydia Kirkland, 306 Sterling Oaks Dr., Hoover, AL 35244.

Property address - 306 Sterling Oaks Dr., Hoover, AL 35244

Date of Sale - July 24, 2020.

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: July 24, 2020

Sign [Signature] Agent



Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 07/30/2020 07:25:40 AM \$35.00 CHERRY 20200730000319700

Allie S. Bayl