

This instrument was prepared by:

John E. Medaris  
230 Bearden Road  
Pelham, AL 35124



20201221000584150 1/3 \$81.00  
Shelby Cnty Judge of Probate, AL  
12/21/2020 10:06:41 AM FILED/CERT

**\*\*TITLE NOT EXAMINED\*\***

**QUITCLAIM DEED**

**STATE OF ALABAMA** ~~GEORGIA~~  
**SHELBY COUNTY** )  
**GWINNETT**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Scott Kirkland and Debbie Kirkland Becker** (hereinafter called Grantors) hereby releases, quitclaims, grants, sells, and conveys to, **Scott Kirkland and Julie Kay Kirkland** (hereinafter called Grantees), all of their right, title, interest, and claim in or to the following described real property 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.

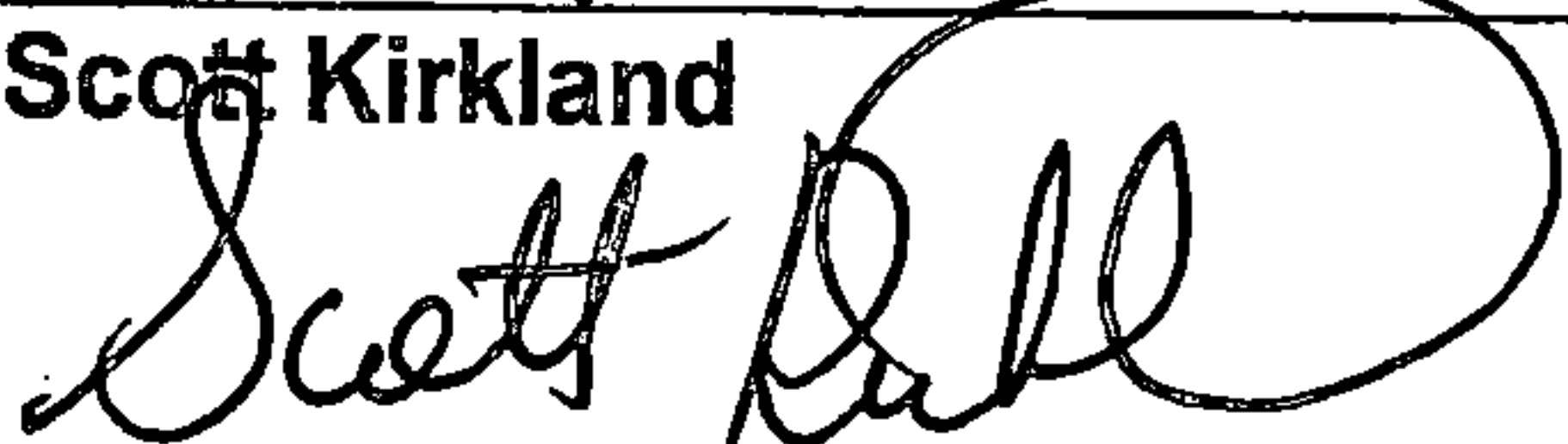
Located in Shelby County, Alabama.

Mineral and mining rights excepted.

**TO HAVE AND TO HOLD** to said Grantee forever.

Given under \_\_\_\_\_ hand and seal, this 13<sup>th</sup> day of NOV, 2020.

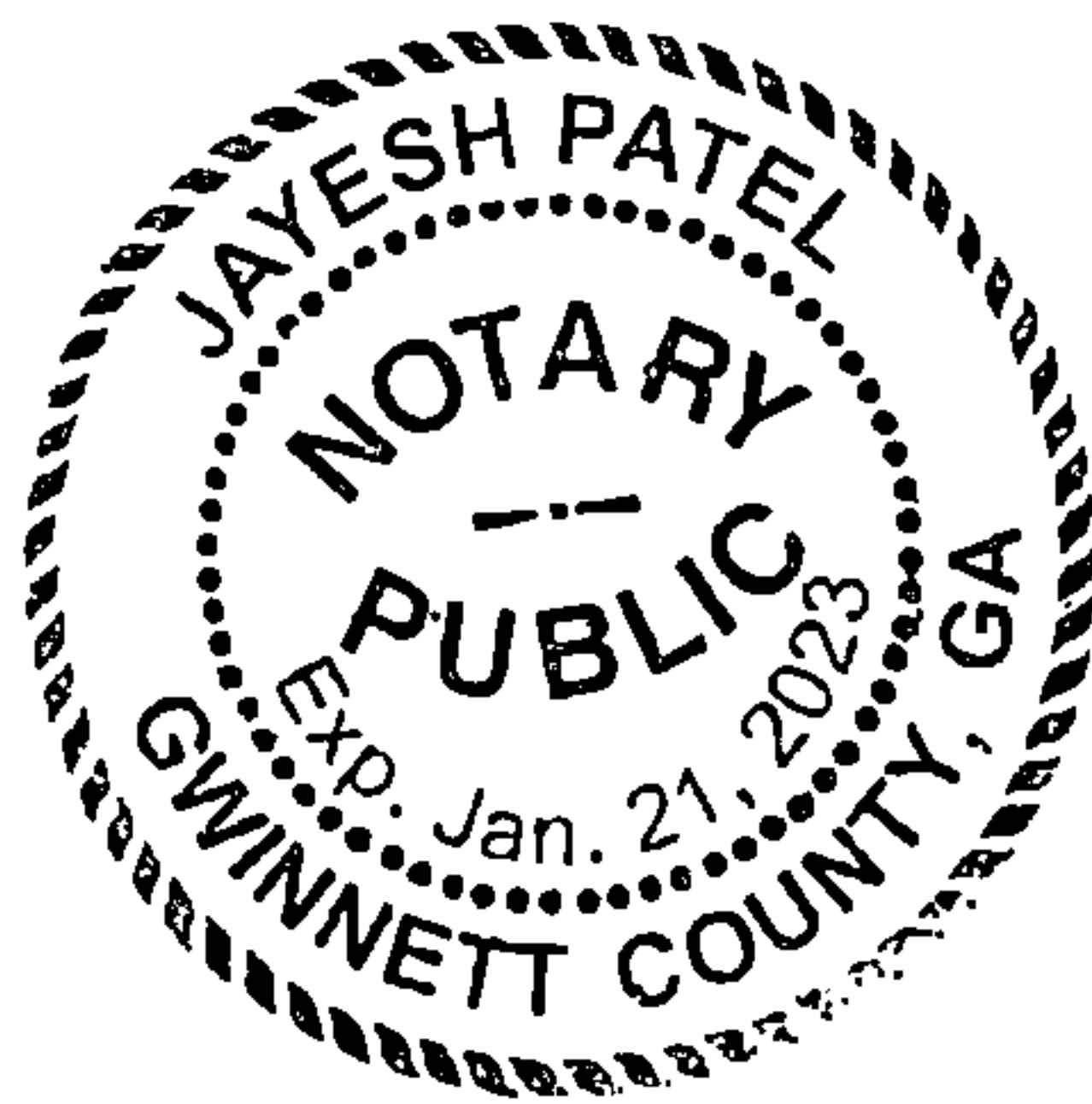
  
Debbie Kirkland Becker

N/A  
Scott Kirkland  


STATE OF ~~ALABAMA~~ GEORGIA  
~~SHELBY COUNTY~~ )  
GWINNETT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ~~Scott Kirkland~~ and Debbie Kirkland Becker whose names 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 she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 13<sup>th</sup> day of November, 2020.



Jayesh Patel  
Notary Public  
Commission Expires: 01-21-2023



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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: SCOTT KIRKLAND &  
Debbie Becker

Mailing Address:

Grantee(s) Scott Kirkland  
Julie Kay Kirkland  
Mailing Address 128 Windwood Circle  
Alabaster, AL 35007

Date of Sale 11-13-2020

Property Address :  
as mailing address

Shelby County, AL 12/21/2020  
State of Alabama  
Deed Tax: \$53.00

Actual Value \$  
or

Assessor's Market Value \$105,500.00

The purchase price or actual value claimed on this form can be verified in the following 1/2 value \$52,750.00  
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).

Date 11-13-2020

Print Debbie Becker

Unattested  
(verified by)

Sign Debbie Becker  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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