

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Jeannie Meigs
750 Vine St
Montevallo, AL 35115

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED THOUSAND AND 00/100 (\$300,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **John C. Kirby and Carolyn Miller Kirby, husband and wife** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Jeannie Meigs, an unmarried woman** (hereinafter referred to as GRANTEE whether one or more), 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:

PARCEL 1:

A part of Lots 26 and 27. of the Original Plan of Montevallo. as recorded in the Office of the Judge of Probate in the special original records division of the Probate Records Office of Shelby County. Alabama. A plat also is recorded in the Montevallo City Clerks Office, property more particularly described in mets and bounds as follows:

Beginning at a found cross in concrete property corner marking the Northwest corner of the intersection of the property lines of Valley Street and Vine Street in the City of Montevallo. Alabama and run thence North 59 degrees 53 minutes 00 seconds along the South line of said Valley Street, a distance of 150.00 feet to a found cross in concrete property corner; thence run South 30 degrees 07 minutes 00 seconds East along the east line of said Lot 27 a distance of 92.00 feet to a found steel property corner; thence run South 59 degrees 53 minutes 00 seconds West, parallel with the front property line a distance of 150.00 feet to a found cross in a rock wall corner: thence run North 30 degrees 07 minutes 00 seconds West along the East line of Vine Street a distance of 92.00 feet to the point of beginning.

According to survey of Joseph E. Conn. RLS #9049. dated July 8. 2005.
Situating in Shelby County. Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

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 GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is 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 GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 20 day of February, 2021. The effective date of this deed is February 19, 2021.

John C. Kirby

Carolyn Miller Kirby

STATE OF Alabama
Shelby COUNTY

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **John C. Kirby and Carolyn Miller Kirby**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20 day of

February, 2021

Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name John C. Kirby and Carolyn Miller Kirby
 Mailing Address 18 Sandestin Estates Drive
Miramar Beach, FL 32550

Grantee's Name Jeannie Meigs
 Mailing Address 750 Vine St
Montevallo, AL 35115

Property Address 750 Vine St
Montevallo, AL 35115

Date of Sale February 19, 2021
 Total Purchase Price \$300,000.00
 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 ☐ Appraisal
☐ Sales Contract ☐ Other: _____
☒ 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).

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 February 19, 2021

Print: Justin Smitherman

☐ Unattested

(verified by)

Sign _____
 (Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/23/2021 11:55:12 AM
 \$128.00 CHARITY
 20210223000089860

Allen S. Bayl

Form RT-1