

This Document Prepared By:
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Harrelson Law Firm, LLC
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To
KHUSH Properties, LLC
909 Helena Station Cv
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA)
) **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF SHELBY)

That in consideration of SIX HUNDRED FIFTY THOUSAND and 00/100 Dollars (\$650,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, SCOTT KIRKLAND, a married man, and DEBBIE RENEE BECKER a/k/a DEBBIE KIRKLAND BECKER, a married woman, (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto KHUSH PROPERTIES, LLC., an Alabama Limited Liability Company, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION

Subject to:

1. Ad valorem taxes due and payable October 1, 2021 and all subsequent years thereafter;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
4. Current Zoning and Use Restrictions.

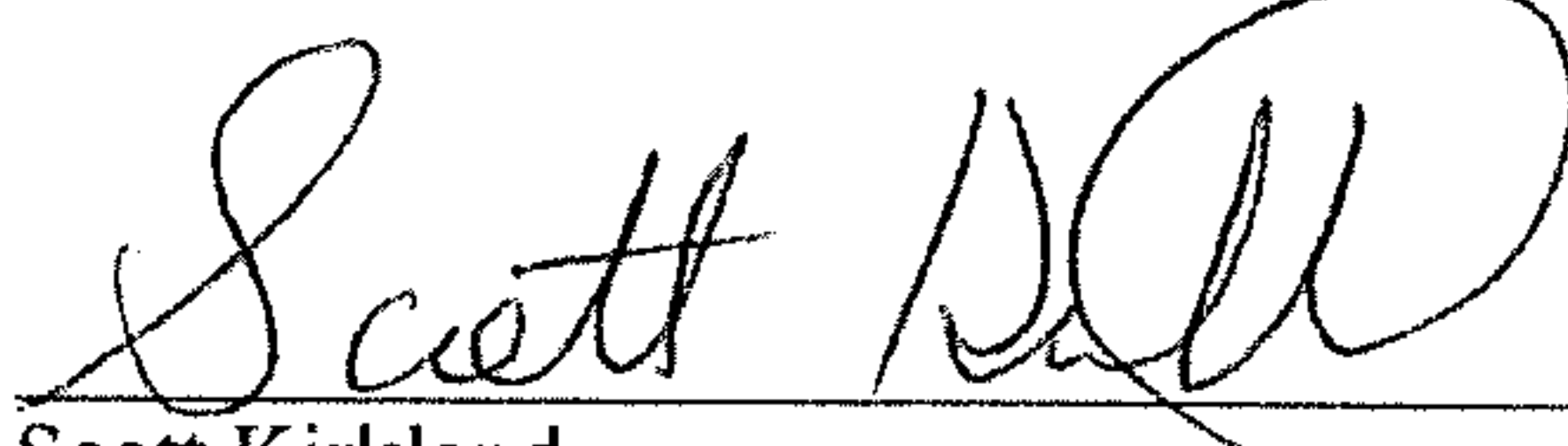
\$487,500.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

Subject property does not constitute the homestead of the Grantors nor that of their Spouses.

Debbie Renee Becker is one and the same person as Debbie Kirkland Becker, one of the Grantees in that certain Deed recorded at Inst # 20190306000071540 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.
And the Grantors do for themselves and for their heirs, executors and administrators covenant with the said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 16th day of April, 2021.

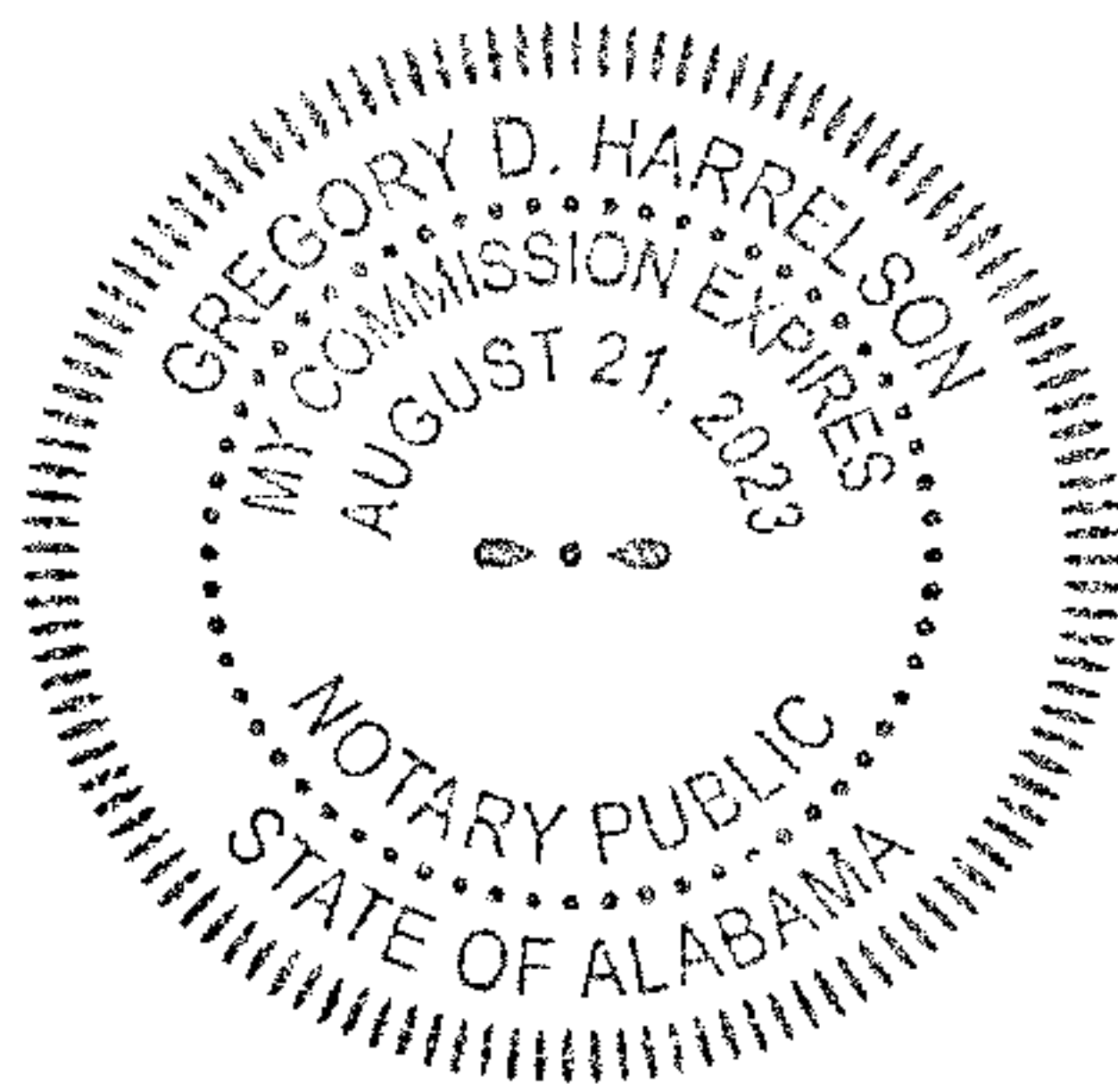


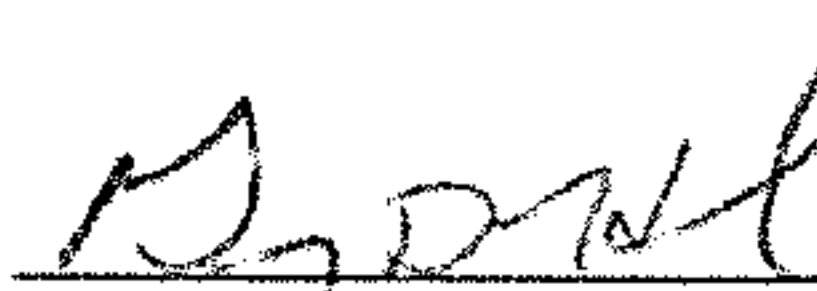
Scott Kirkland

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that 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 conveyance, he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 16th day of April, 2021.





NOTARY PUBLIC

My Commission Expires: 8/21/23

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 14th day of April, 2021.

Debbie Renee Becker
Debbie Renee Becker

STATE OF GEORGIA)
COUNTY OF (WINNETT)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Debbie Renee 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 conveyance, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 14th day of April, 2021.

Jayesh Patel
NOTARY PUBLIC

My Commission Expires: 01-21-2023

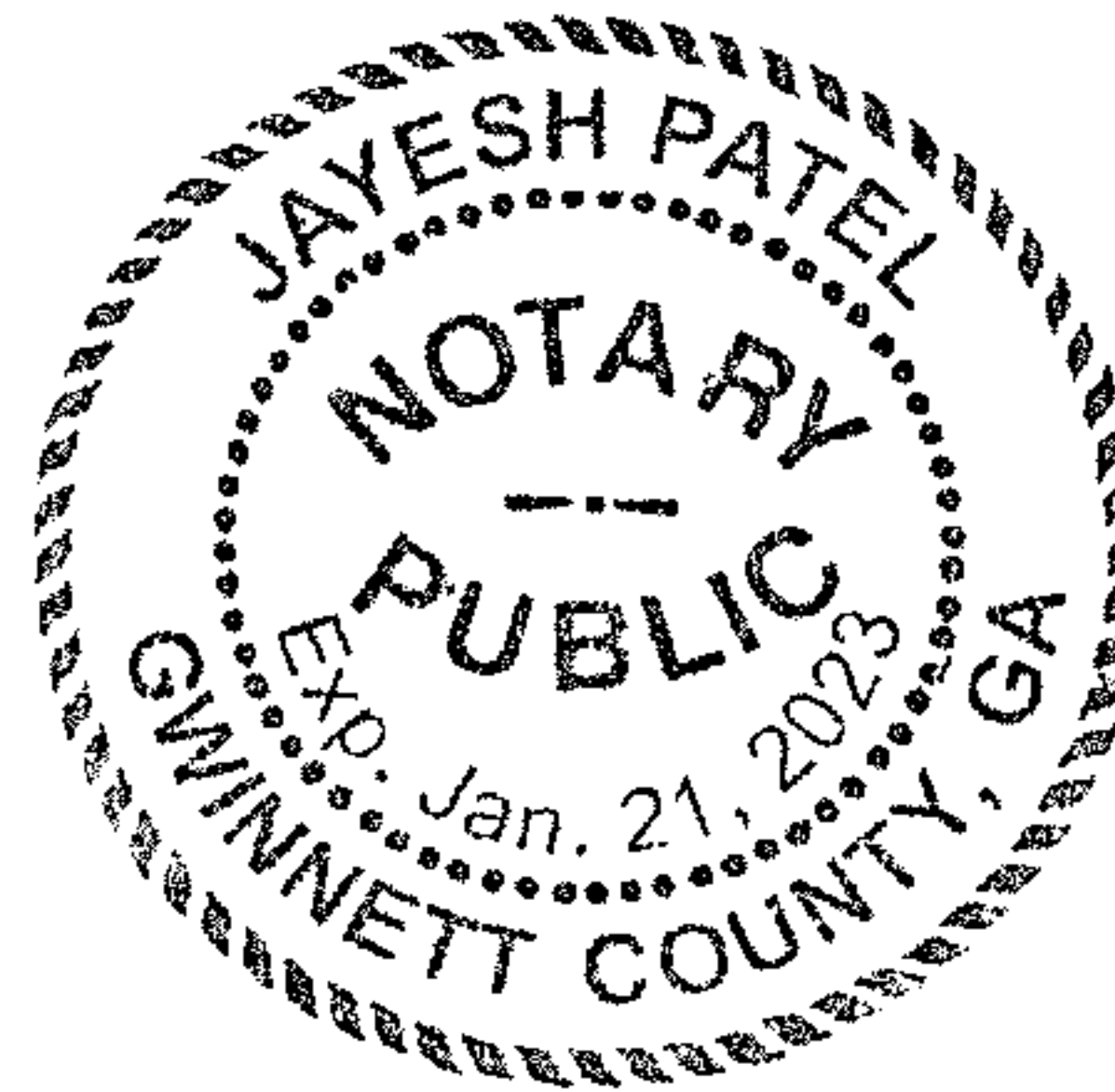


EXHIBIT "A"

Legal Description:

Lots 9 and 10 in Block 1 of "George's Subdivision of Keystone", as recorded in Map Book 3 at Page 63 in office of Judge of Probate of Shelby County, Alabama, which are more particularly described as follows: Commence at point where the East right-of-way line of U.S. Highway 31 as the same was located on October 31, 1946, crosses the North line of SW1/4 of SW1/4 of Section 25, Township 20, Range 3 West, and run Southwesterly along the East line of said highway as the same was located on October 31, 1946, a distance of 330 feet to the Northwest corner of said Lot 10 in Block 1 to the point of beginning; thence continue Southwesterly along said highway as the same was located on October 31, 1946, a distance of 200 feet to the Northwest corner of Lot 8 in said Block 1; thence East and parallel with North line of said forty acres 200 feet to the West line of a 20 foot alley; thence Northeasterly and parallel with said highway 200 feet; thence West and parallel with the North line of said forty acres 200 feet to the East line of said highway to point of beginning.

There is EXCEPTED herefrom all land heretofore condemned for right-of-way purposes for U. S. Highway 31.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/11/2021 02:53:23 PM
\$196.50 CHERRY
20210511000234420

Ann S. Byrd

20210511000234420 05/11/2021 02:53:23 PM DEEDS 5/5

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
Mailing Address Debbie Renee Becker
128 Windwood Cir
Alabaster, AL 35007

Grantee's Name KHUSH Properties, LLC
Mailing Address 909 Helena Station Cv
Helena, AL 35080

Property Address 1366 1st St N
Alabaster, AL 35007

Date of Sale 04/16/2021
Total Purchase Price \$ 650,000

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 4-16-21

Print SCOTT Kirkland

Unattested _____

Sign Scott Kirkland

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1