

Send Tax Notice To: City of Alabaster
1953 Municipal Way.
Alabaster, AL 35173

WARRANTY DEED


20210709000335340 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
07/09/2021 03:58:06 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Thousand Dollars (\$300,000.00) paid to **Scott Kirkland and Julie Kay Kirkland**, husband and wife, (herein referred to as Grantors), in hand paid by the City of Alabaster (herein referred to as Grantee), the receipt whereof is acknowledged, does grant, bargain, sell and convey unto **The City of Alabaster** the real estate described on Exhibit "A" attached hereto and incorporated herein by this reference, and which is situated in Shelby County, Alabama.

This conveyance is made subject to:

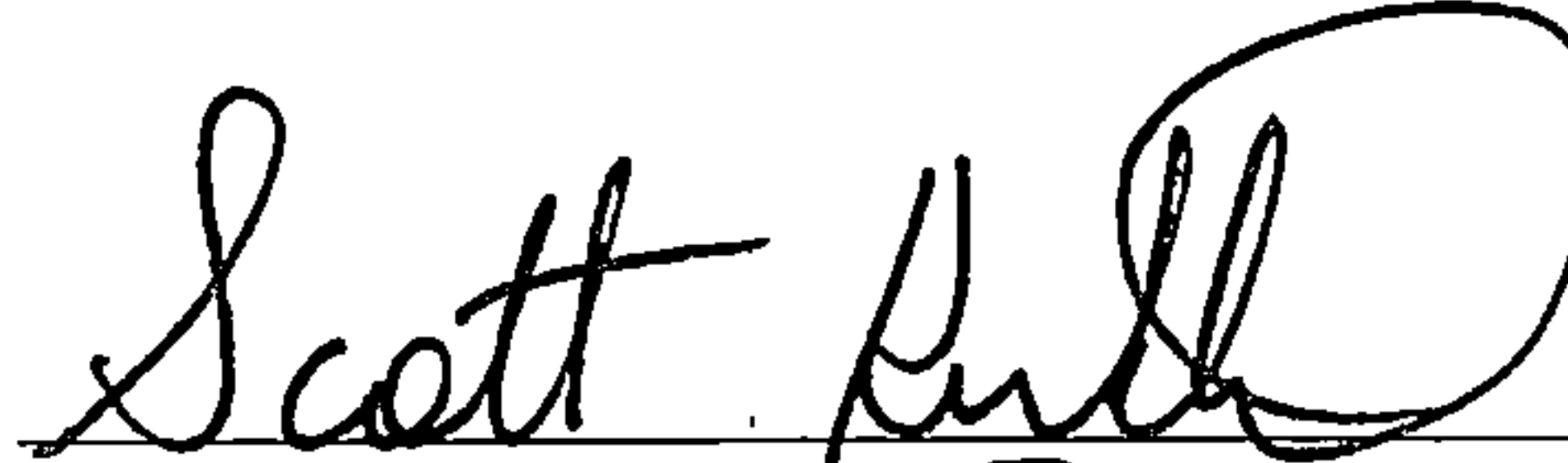
1. Taxes for the current and subsequent years
2. Mineral and mining rights not owned by Grantors
3. Easements and rights-of-way of record

This property is NOT the homestead of the Grantors.

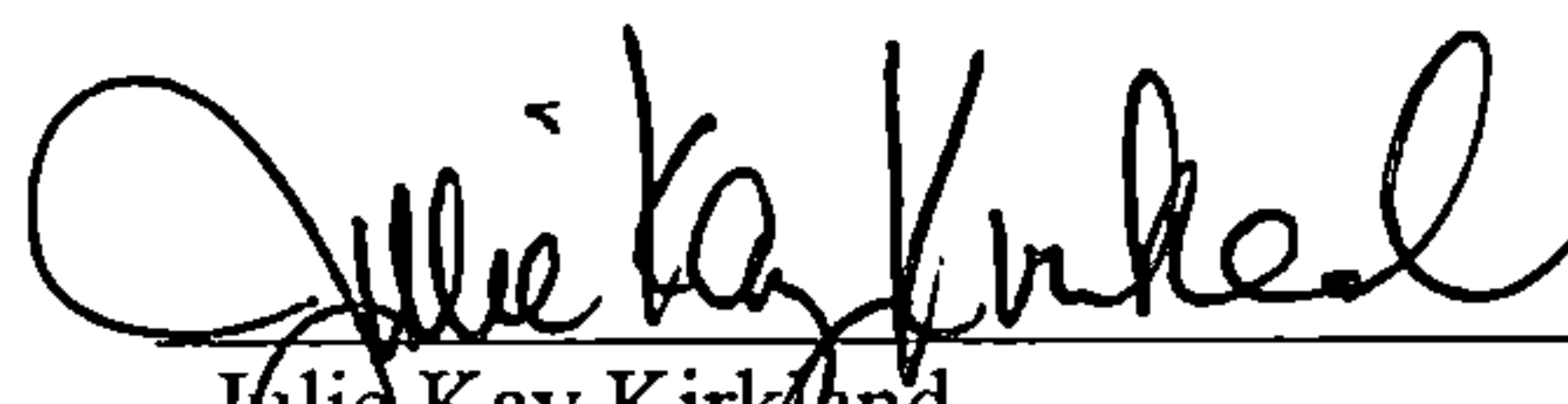
Scott Kirkland is also known as Robert Scott Kirkland

TO HAVE AND TO HOLD, to the said Grantee its successors and assigns forever. Grantors warrants that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that they shall warrant and defend the said premises to the Grantee and the successors and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 9th day of July 2021.



Scott Kirkland



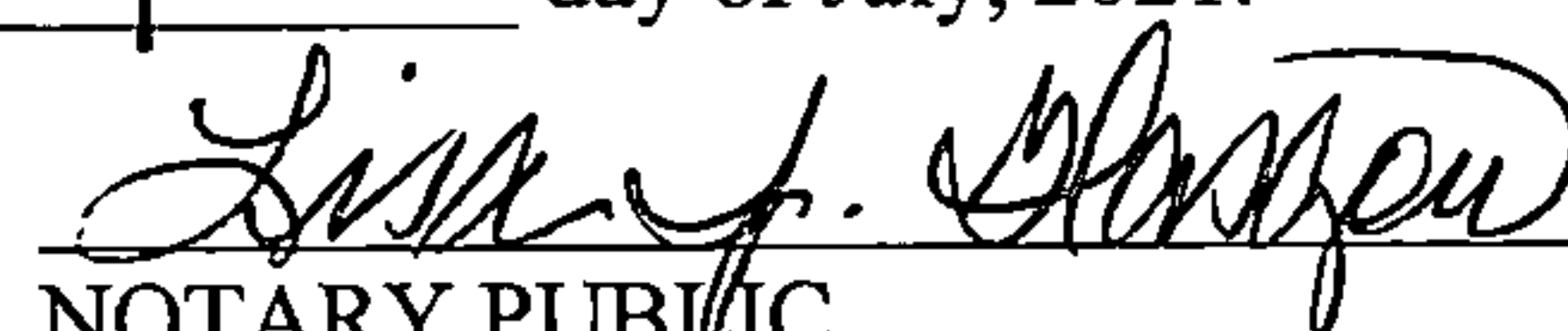
Julie Kay Kirkland

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, hereby certify that Scott Kirkland and Julie Kay Kirkland, whose names are signed to the foregoing conveyance, and who have been made known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of July, 2021.

[SEAL]



NOTARY PUBLIC
MY COMMISSION EXPIRES February 28, 2022

THIS INSTRUMENT PREPARED BY:

Jeffrey W. Brumlow, Esq.
Brumlow Legal Group
137 Main St., Suite 202
Trussville, AL 35173
(205) 833-1303

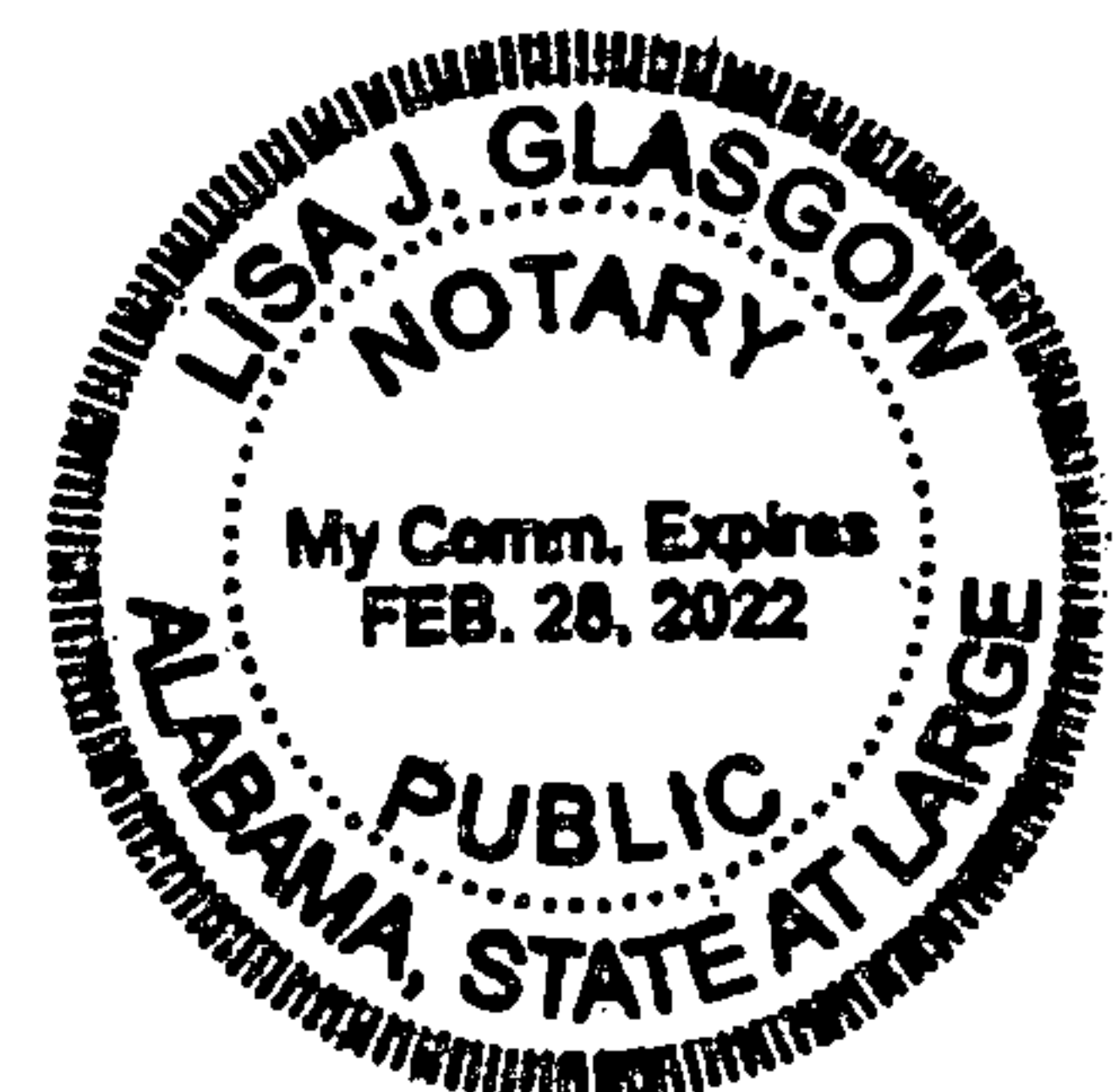
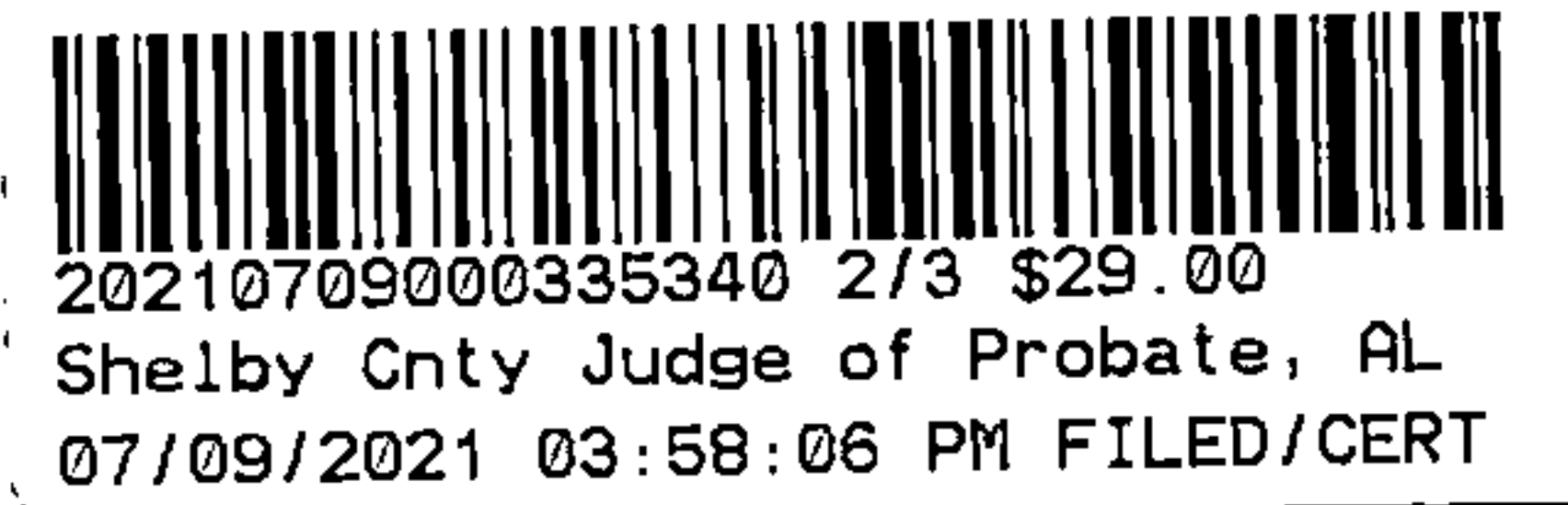


EXHIBIT "A"
Kirkland Property Consolidated Legal



Begin at a 2 inch capped pipe located at the intersection of 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 with the Westerly right-of-way line of the CSX Railroad (Formerly L & N Railroad); thence run Northeasterly along said right-of-way a distance of 126.01' to a 5/8 inch rebar; thence left 102 degrees 52 minutes 26 seconds and run in a Northwesterly direction a distance of 158.64' to a 5/8 inch rebar; thence right 104 degrees 53 minutes 45 seconds and run in a Northeasterly direction a distance of 67.19' to a 1/2 inch rebar; thence left 104 degrees 26 minutes 26 seconds and run in a Northwesterly direction a distance of 77.32' to a 5/8 inch rebar; thence right 101 degrees 37 minutes 45 seconds and run in a Northeasterly direction a distance of 220.03' to a 5/8 inch capped rebar (CA-574-LS) set; thence left 95 degrees 51 minutes 54 seconds and run in a Northwesterly direction a distance of 298.32' to the centerline of Buck Creek; thence left 77 degrees 33 minutes 01 seconds and run in a Southwesterly direction along said centerline a distance of 255.99'; thence left 08 degrees 38 minutes 44 seconds and run in a Southwesterly direction along said centerline a distance of 119.39'; thence left 77 degrees 05 minutes 24 seconds, leaving said centerline run in a Southeasterly direction a distance of 268.69' to a 5/8 inch rebar on 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; thence left 28 degrees 30 minutes 28 seconds and run in an Easterly direction along said South line a distance of 297.79' to the point of beginning,

Real Estate Sales Validation Form

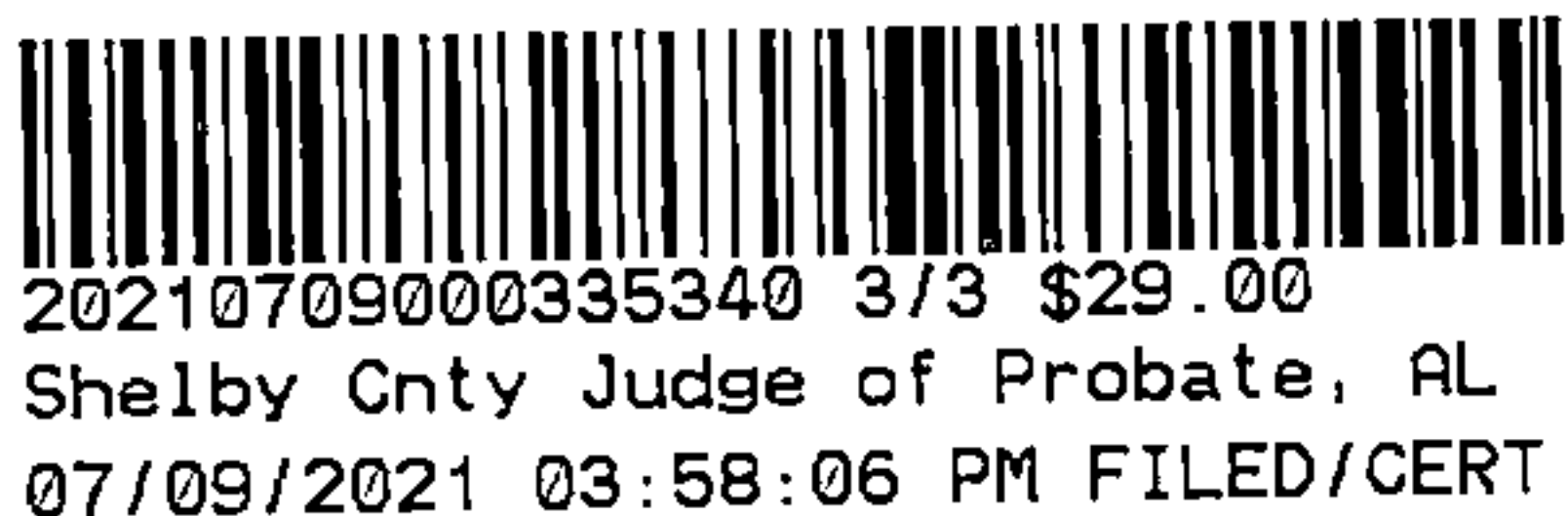
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Scott and Julie Kirkland
Mailing Address 128 Winwood Cir
Alabaster, AL 35007

Grantee's Name City of Alabaster
Mailing Address 1953 Municipal Way
Alabaster, AL 35007

Property Address 0 8th Ave, Alabaster, AL 35007

Date of Sale July 9, 2021
Total Purchase Price \$ 300,000



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 _____

Print Scott Kirkland Julie Kirkland

Unattested _____

Sign Scott Kirkland Julie Kirkland

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1