



20220321000115240 1/4 \$178.50
Shelby Cnty Judge of Probate, AL
03/21/2022 01:54:21 PM FILED/CERT

SEND TAX NOTICE TO:

TINY PROPERTY
122 Lake Lane
Alabaster, AL 35007

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

In consideration of Five Hundred and No/100 (\$500.00) Dollars to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I BILLY D KIRKLAND, as sole Heir and Devisee under the Estate of Adle Kirkland, a married man, do hereby grant, bargain, sell and convey unto TINY PROPERTY, LLC, herein referred to as Grantee the following described real property, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject property is not the homestead of the Grantor or his spouse.

And I do for myself and my heirs, executors and administrators covenant with the said Grantee, and it's assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee and it's assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my Hands and Seals this 21st day of March, 2022.

Billy D. Kirkland
BILLY D. KIRKLAND

STATE OF ALABAMA

COUNTY OF SHELBY

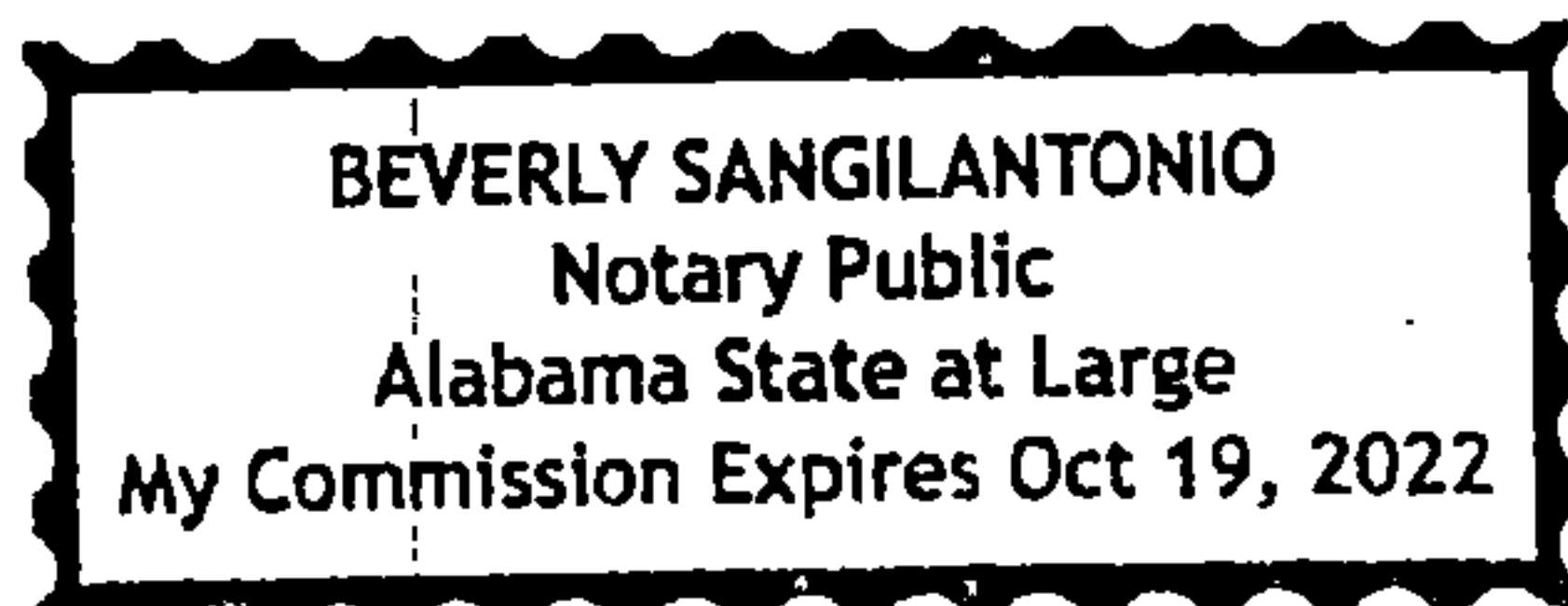
Shelby County, AL 03/21/2022
State of Alabama
Deed Tax: \$147.50



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I, the undersigned Notary Public, in and for said County and State, hereby certify that BILLY D. KIRKLAND, whose name is signed to the foregoing conveyance and who is known to me (or satisfactory proven), acknowledged before me on this day that, being informed of the contents of this conveyance, he executed the same voluntarily on the day the same bears date.

GIVEN UNDER my Hand and Seal this 21st day of March 2022.



Beverly Sangilantonio
NOTARY PUBLIC FOR ALABAMA
MY COMMISSION EXPIRES: Oct. 19, 2022

THIS DOCUMENT PREPARED WITHOUT THE BENEFIT OR REQUEST OF A TITLE SEARCH AND NO REPRESENTATIONS OR WARRANTIES ARE BEING MADE AS TO MORTGAGES, LIENS OR JUDGMENTS ON TITLE, BY:

S. Kent Stewart
STEWART & ASSOCIATES
3595 Grandview Parkway, Suite 600
Birmingham, AL 35243

Exhibit "A"

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A tract of land located in the NE 1/4 of the NW 1/4 of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

From the southeast corner of the NE 1/4 of the NW 1/4 of Section 36, Township 20 South, Range 3 West, run northerly along the east boundary line of the said NE 1/4 of the NW 1/4 of Section 36, Township 20 South, Range 3 West for 482.46 feet to the point of beginning of the last herein described; thence continue northerly along east boundary line of the NE 1/4 of the NW 1/4 of Section 36, Township 20 South, Range 3 West for 182.46 feet; thence turn an angle of 89 degrees 26 minutes to the left and run westerly for 653.50 feet; thence turn an angle of 91 degrees 16 minutes (deed) (91 degrees 20 minutes 29 measures) to the left and run southerly for 188.41 feet; thence turn an angle of 88 degrees 40 minutes 29 seconds to the left and run easterly for 486.01 feet; thence turn an angle of 90 degrees 34 minutes 30 seconds to the left and run northerly for 6.0 feet; thence turn an angle of 90 degrees 34 minutes 30 seconds to the right and run easterly for 165.00 feet to the point of beginning. Less and except that part along the easterly boundary line lying within the right of way of a public road (Lake Lane).

Subject to a non-exclusive easement for ingress and egress with utilities, said easement more particularly described as follows:

Commence at the SE corner of the NE 1/4 of the NW 1/4 of Section 36, Township 20 South, Range 3 West; thence run northerly along the east line of said 1/4-1/4 section for 482.46 feet to the point of beginning of a non-exclusive easement for ingress and egress and utilities; thence continue northerly along said east 1/4-1/4 line for 12.0 feet; thence turn an angle of 89 degrees 25 minutes 30 seconds to the left and run westerly for 651.25 feet; thence turn an angle of 91 degrees 20 minutes 01 seconds to the left and run southerly for 18.0 feet; thence turn an angle of 88 degrees 40 minutes 29 seconds to the left and run easterly for 486.01 feet; thence turn an angle of 90 degrees 34 minutes 30 seconds to the left and run northerly for 6.0 feet; thence turn an angle of 90 degrees 34 minutes 30 seconds to the right and run easterly for 165.00 feet to the point of beginning.

Minerals and mining rights excepted.

AK

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, § 40-22-1 (h).



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Grantor's Name BILLY KIRKLAND
Mailing Address 122 LAKE LN.

Grantee's Name TINY PROPERTY LLC
Mailing Address 122 LAKE LANE
ALABASTER AL.
35007

Property Address 120 LAKE LN.
ALABASTER AL.
35007

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 147,020

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 MAR. 21 - 22

Unattested

(verified by)

Print BILLY KIRKLAND

Sign Billy Kirkland

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1