

This instrument was prepared by:

Andrew J. Shaver
Bradley Arant Boult Cummings LLP
1819 5th Avenue North
Birmingham, AL 35203
205-521-8000

Send Tax Notice To:

6230 County Road 26
Columbiana, AL 35051

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor, in hand paid by **Kenneth Martin**, a unmarried individual ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, **Kirkland Financial LLC**, a Tennessee limited liability company ("Grantor") does hereby grant, bargain, sell and convey unto Grantee, that certain real property situated in Shelby County, Alabama, being more particularly described on Exhibit A attached hereto and made a part hereof (the "Premises").

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Premises.

This conveyance is subject to those matters set forth on Exhibit B attached hereto.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

Grantor warrants and covenants with Grantee that Grantor has full power and authority to make this conveyance pursuant to this Statutory Warranty Deed and that, except for Permitted Encumbrances, Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Pursuant to the provisions of the Code of Alabama § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Names and Mailing Addresses:
Kirkland Financial LLC
PO Box 970
Goodlettsville, TN 37070

Grantee's Name and Mailing Address:
Kenneth Martin
6230 County Road 26
Columbiana, AL 35051

Purchase Price: \$542,900
Premises Address: 6230 County Road 26, Columbiana, AL 35051
Parcel Id. No. 21 4 19 0 000 003.001
Date of Sale: April 27, 2023

The Purchase Price of the Property can be verified by the Contract for Deed. \$431,700 of the purchase price is being financed and secured with a mortgage recorded simultaneously with this conveyance.

[Signature Page to Follow]

EXHIBIT A**Legal Description**

A parcel of land situated in Section 19, Township 21 South, Range 1 West, Shelby County, Alabama, being a portion of the NE 1/4 of the NW 1/4 of said Section 19, more particularly described as follows:

Begin at the SE corner or the NE 1/4 of the NW 1/4 of said Section 19; thence run South 86°23'06" West for a distance of 1325.99 feet to the SW corner of said quarter section; thence run North 02°40'01" East for a distance of 1410.59 feet to the NW corner of said quarter section; thence run North 86°51'05" East for a distance of 371.99 feet to a point on the Southerly right of way line of Highway 26 (80' right of way); thence run South 46°39'27" East for a distance of 460.64 feet to the Point of Curvature of a curve to the left, said curve having a radius of 1684.88 feet; thence run Southeasterly along the arc of said curve for an arc length of 243.37 feet (Delta=08°16'33", Chord Length=243.15 feet, Chord Bearing=South 53°24'03" East) to a Point of Tangency of said curve; thence run South 58°31'53" East for a distance of 417.47 feet along said Southerly right of way line to a point on the East line of said 1/4-1/4 section; thence run South 00°00'00" West for a distance of 666.81 feet to the Point of Beginning.

LESS AND EXCEPT:

A parcel of land situated in Section 19, Township 21 South, Range 1 West, Shelby County, Alabama, being a portion of the NE 1/4 of the NW 1/4 of said Section 19, more particularly described as follows:

Begin at the NE corner of the NE 1/4 of the NW 1/4 of said Section 19; thence run South 00°00'00" West for a distance of 634.25 feet to a point on the North right of way line of Highway 26 (80' right of way); thence run North 58°31'05" West for a distance of 365.97 feet to the Point of Curvature of a curve to the right, said curve having a radius of 1684.88 feet; thence run Northwesterly along the arc of said curve for an arc length of 243.37 feet (Delta=08°16'33", Chord Length=243.15, Chord Bearing=North 53°24'03" West) to a Point of Tangency of said curve; thence run North 46°01'45" West for a distance of 378.09 feet; thence run North 86°51'05" East for a distance of 771.56 feet to the Point of Beginning.

EXHIBIT B

[Permitted Exceptions]

1. Ad Valorem Taxes due and payable in 2023 and all subsequent years.

IN WITNESS WHEREOF, the Grantors have caused this Statutory Warranty Deed to be executed as of the date first written above.

GRANTOR:

KIRKLAND FINANCIAL LLC

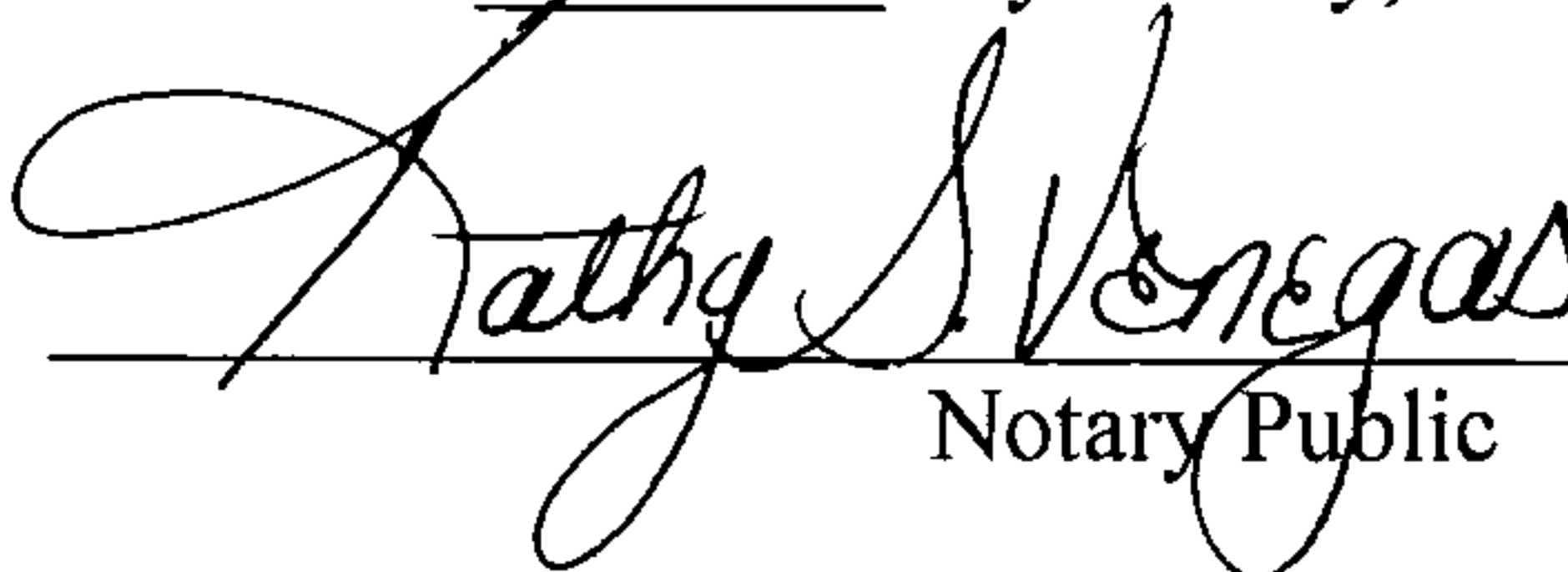
By: 
Name: Ted Gregory
Its: President

STATE OF TENNESSEE)

SUMNER COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ted Gregory, whose name as President of KIRKLAND FINANCIAL LLC, a limited liability company on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

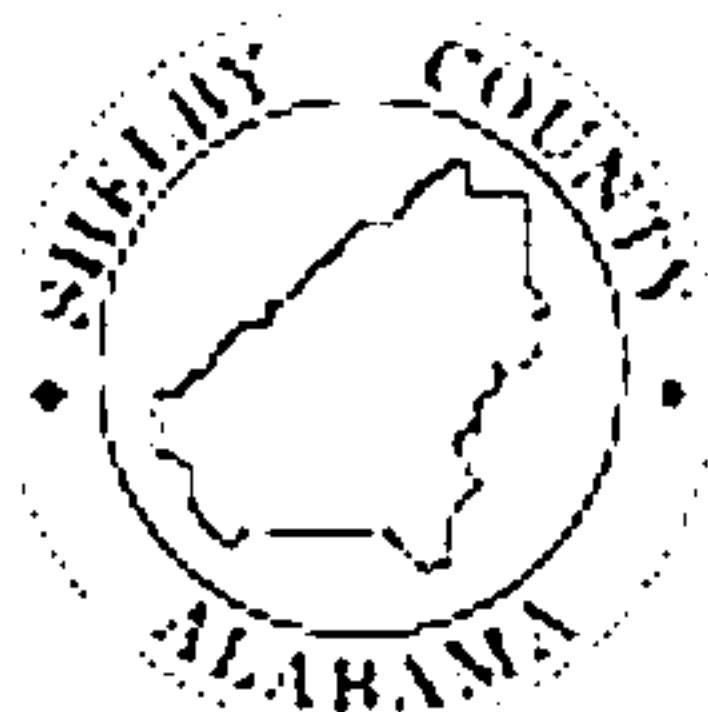
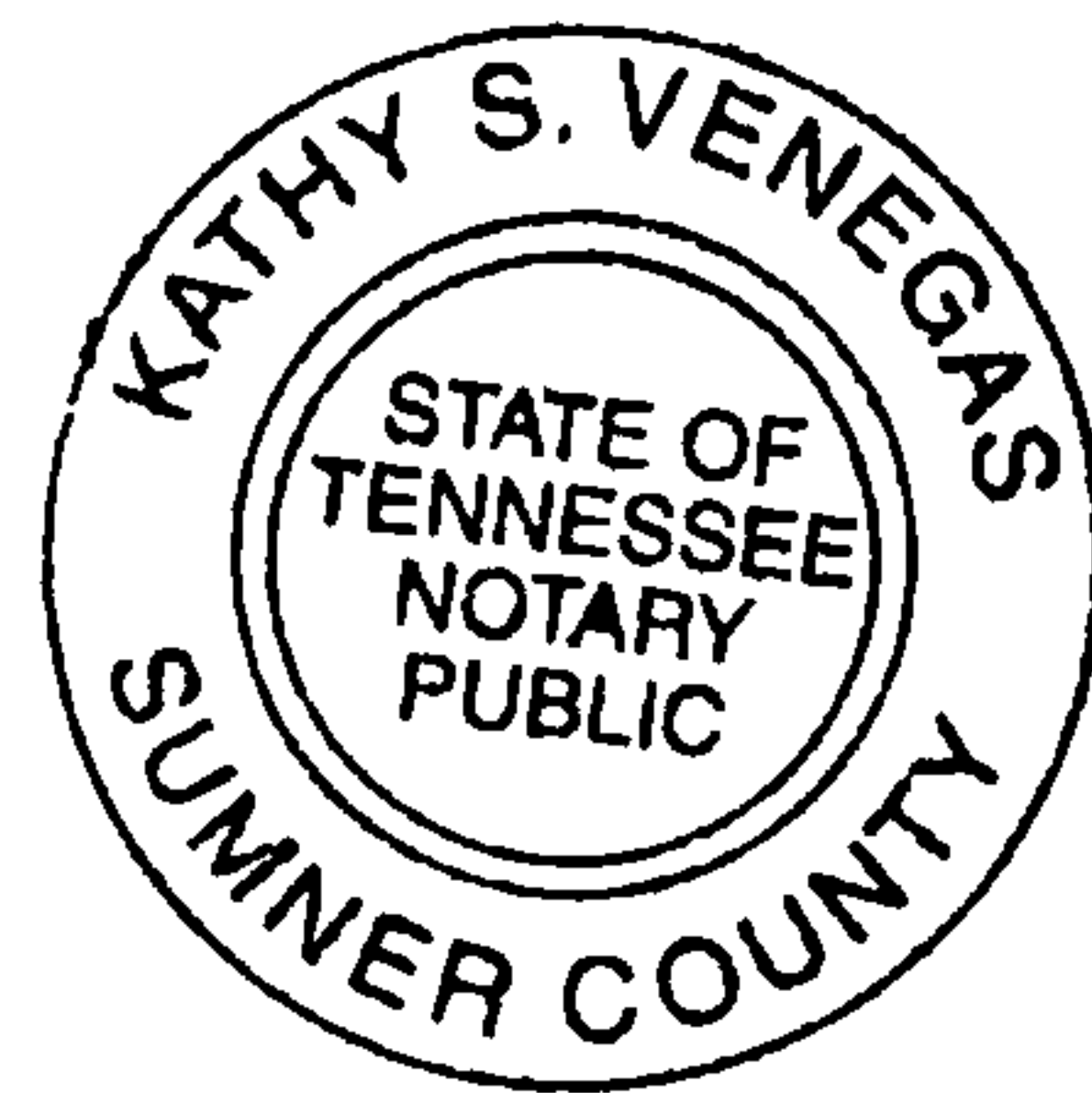
Given under my hand and official seal this 2nd day of May, 2023.


Notary Public

[NOTARIAL SEAL]

My commission expires: 10/23/23

[Signature Pages Continued Below]



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/02/2023 01:47:15 PM
\$145.50 BRITTANI
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Allen S. Bayl