

Prepared by:

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20230918000279570 1/3 \$90.00
Shelby Cnty Judge of Probate, AL
09/18/2023 01:02:57 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Dollars (\$500.00) and other goods and valuable consideration, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, **CHARLOTTE KAY EVANS** (herein referred to as Grantors, whether one or more), grant, bargain, sell and convey unto **KIRKLAND HAULING AND HOLDINGS, LLC** (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Situated in Shelby County, Alabama

**Lot #3 Deer Springs Estates, Second Addition, and that portion of Lot #4, Deer Springs Estates, Second Addition, described as follows:
Begin at the most Northerly corner joining lots 3 and 4 running in a Southwesterly direction along the common boundary of said lots a distance of 160.2 feet, thence 76 degrees 20 minutes left in a Southeasterly direction along the most Southwesterly boundary line of Lot 4, a distance of 55.0 feet, then 120 degrees 48 minutes 55seconds left a distance of 181.125 feet to the point of beginning. As recorded in Book 5, page 85 in Probate Office of Shelby County.**

Subject to easements for public utilities, restrictive covenants, condition and limitation which pertain to said lot and any mineral and mining rights not owned by Deer Springs Estates.

Mineral and mining rights excepted.

Existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

Shelby County, AL 09/18/2023
State of Alabama
Deed Tax: \$62.00



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To Have and to Hold to the said grantees, his, her or their heirs and assigns forever.

And I do for myself and for my heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, his, her or their heirs and assigns forever, against the lawful claims of all persons.

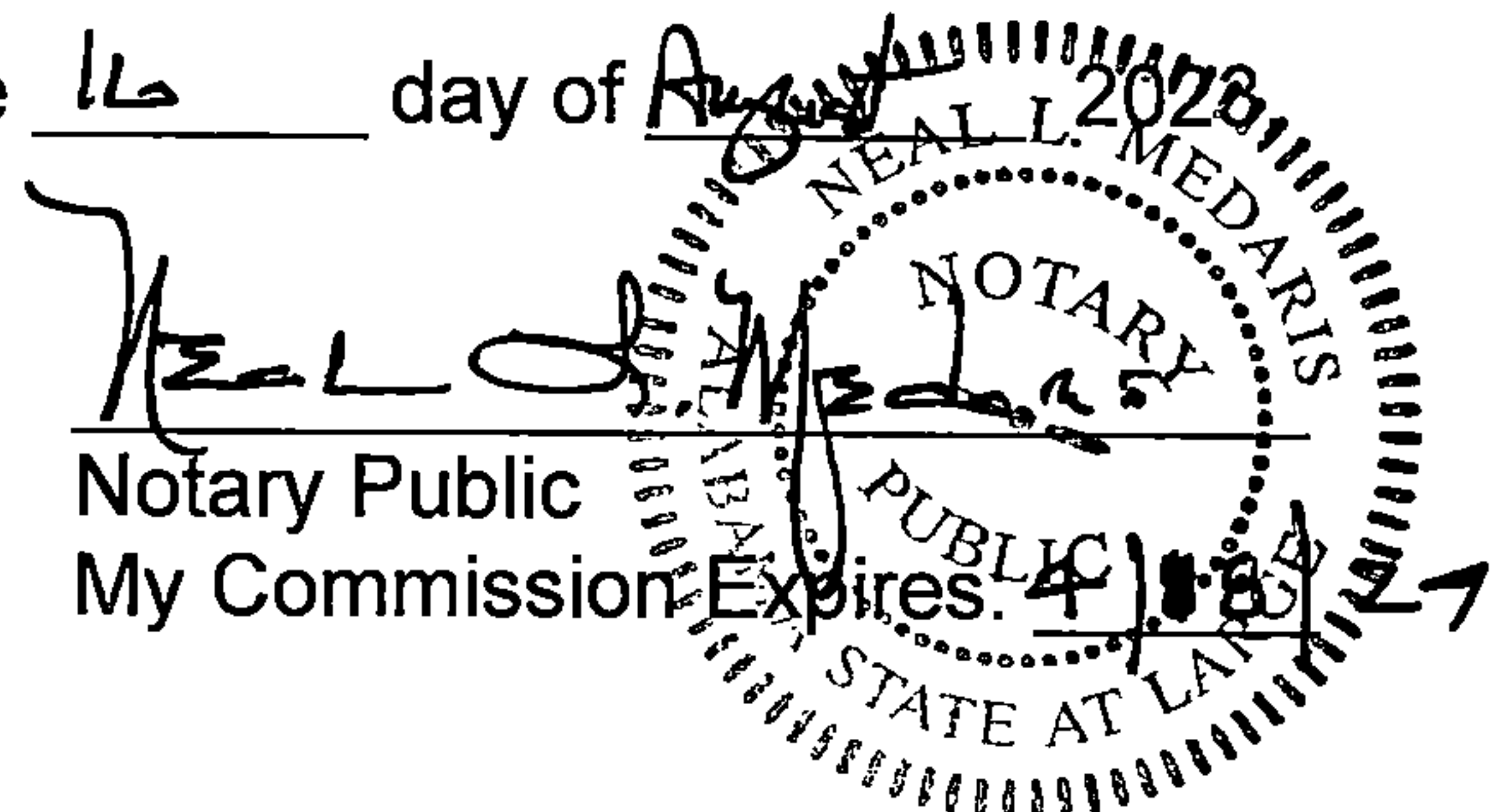
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand and seal on this the 16 day of August, 2023.

Charlotte Kay Evans
Charlotte Kay Evans

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Neal Medaris, a Notary Public in and for said County in said State, hereby certify that **Charlotte Kay Evans** 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 this instrument, she executed the same voluntarily.

Given under my hand and official seal this the 16 day of August, 2023.



Real Estate Sales Validation Form

~~Grantor's~~ *Grantee's* This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

~~Grantor's Name~~ Kirkland Hauling and Holdings LLC
~~Mailing Address~~ 1365 McCain Parkway
Pelham, AL 35124

~~Grantor's~~ *Grantee's* Name Charlotte Kay Evans
Mailing Address 3 Chatham Court
Pelham AL 35124

Property Address 3 Chatham Court
Pelham, AL 35124

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$61,630.00

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 9-18-23

Print Robert Kirkland

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one