



20240219000042280 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
02/19/2024 11:25:28 AM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East
Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Benjamin Kirkland and
Ursula D. Kirkland
12310 Highway 41 North
Leeds, AL 35094

STATE OF ALABAMA)

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten and No/100 Dollars (\$10.00)**, and **TO CLEAR TITLE** and other good and valuable consideration, this day in hand paid to the undersigned **Benjamin Kirkland and wife, Ursula D. Kirkland** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Benjamin Kirkland and wife, Ursula D. Kirkland** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Commence at the NE corner of the SE 1/4 of the NE 1/4, Section 4, Township 18, Range 1 East, from said corner go West along $\frac{1}{4}$ - $\frac{1}{4}$ Section 395 feet; thence South parallel with East boundary line of forty, 1,320 feet to South boundary line of said forty; thence East parallel with the North boundary line 395 feet to the Southeast corner of said forty; thence North along Section line, 1,320 feet to the Northeast corner to the point of beginning.

Also, commence at the SE corner of the NE corner of the NE 1/4 of the NE 1/4, Section 4, Township 18, Range 1 East, from said corner go North 312 feet to County Road; thence in a Southwesterly direction along said road 560 feet until it intersects the North boundary line of said forty; thence East along $\frac{1}{4}$ - $\frac{1}{4}$ Section to the Southeast corner of NE 1/4 of NE 1/4 to the point of beginning.

Parcel ID No. 04-2-04-0-000-001.000

Subject To:

Ad valorem taxes for 2024 and subsequent years not yet due and payable until October 1, 2024.

Existing covenants and restrictions, easements, building lines and limitations of record.

The preparer of this instrument makes no representation as to the status of the title to the property conveyed herein. No title search performed nor requested.

Benjamin Kirkland and wife, Ursula D. Kirkland are the surviving grantees in that certain deed recorded in Instrument No. 20030303000127700, in the Probate Office of Shelby County, Alabama. The other grantee, **Geloria Kirkland**, having died on or about the 17th day of August, 2021.

Geloria Kirkland was the surviving grantee of those certain deeds recorded in Book 325, Page 936 and Instrument # 1992-23588, in the Probate Office of Shelby County, Alabama. The other grantee in both deeds, **Billy J. Kirkland**, having died on or about the 19th day of July, 1997.



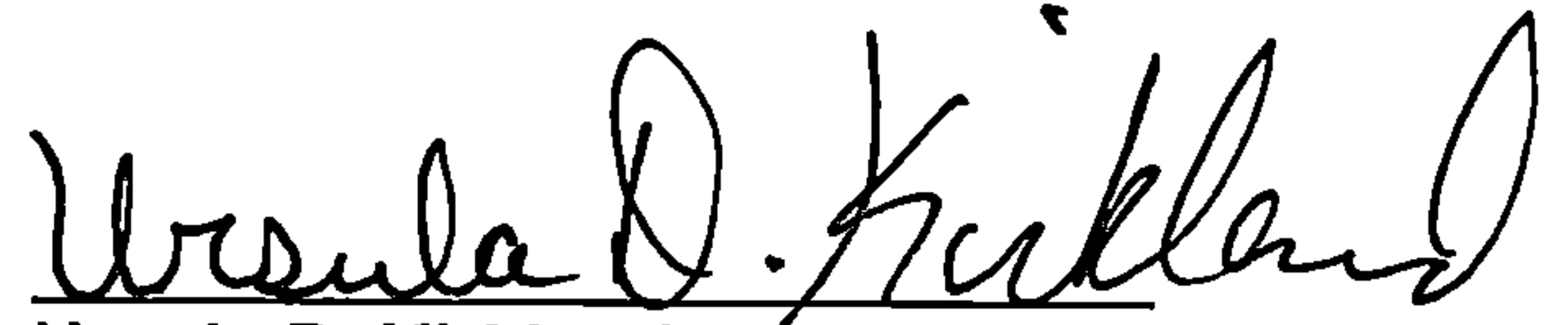
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TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTORS have a good right to sell and convey the said Real Estate; and that GRANTORS' will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set my/our hand and seal this the 15th day of February, 2024.


Benjamin Kirkland


Ursula D. Kirkland

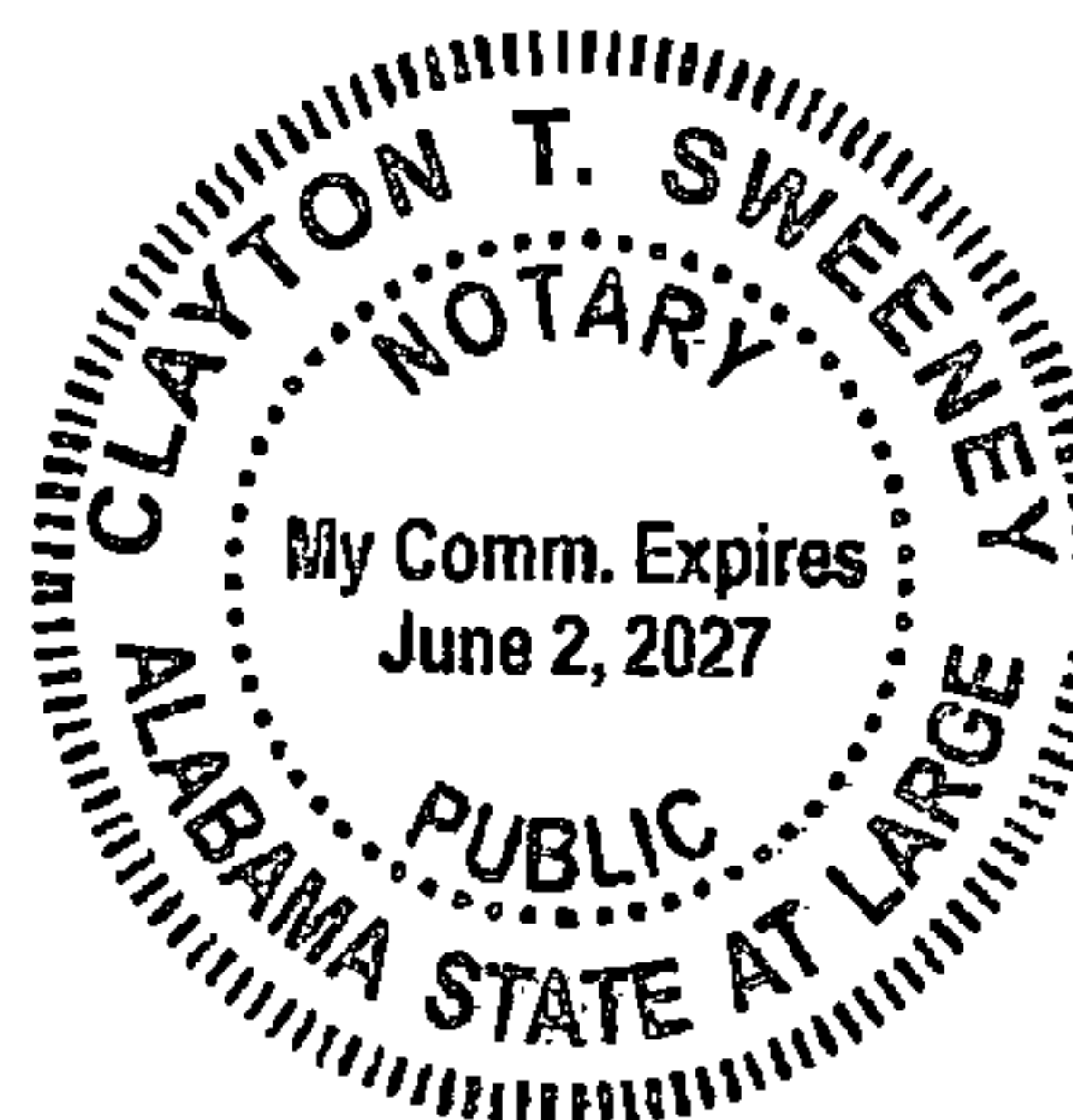
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Benjamin Kirkland and wife, Ursula D. Kirkland, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of February, 2024.


NOTARY PUBLIC
My Commission Expires: 06/02/2027

(MUST AFFIX SEAL)



Real Estate Sales Validation Form

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

Grantor's Name Benjamin Kirkland and
Ursula D. Kirkland

Grantee's Name Benjamin Kirkland and
Ursula D. Kirkland

Mailing Address 12310 Highway 41 North
Leeds, AL 35094

Mailing Address 12310 Highway 41 North
Leeds, AL 35094

Property Address 12310 Highway 41 North
Leeds, AL 35094

Date of Sale February 15, 2024



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Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ TO CLEAR TITLE

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)

- | | |
|--|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal/ Assessor's Appraised Value |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other – property tax redemption |
| <input type="checkbox"/> Closing Statement | |

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 _____

Unattested

(verified by)

Print Benjamin Kirkland and Ursula D. Kirkland

Sign

(Grantor/Grantee/Owner/Agent) circle one