

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Steven A. Kirkpatrick and Julie R.
VanArtsdalen
180 Spring Water Lane
Columbiana, AL 35051

WARRANTY DEED
Joint With Right Of Survivorship

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Five Hundred Twenty-Five Thousand And No/100 Dollars (\$525,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, On Point Property, LLC, an Alabama limited liability company (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Steven A. Kirkpatrick, and Julie R. VanArtsdalen (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

PARCEL ONE:

Lot 1, according to the survey of Joseph Subdivision, a family subdivision, as recorded in Map Book 23, Page 110, in the Probate Office of Shelby County, Alabama.

PARCEL TWO:

From the accepted Northeast corner of the SE 1/4 of the SW 1/4 of Section 23, Township 20 South, Range 1 West being the point of beginning of herein described lot; run thence West along the accepted North boundary of said SE 1/4 of the SW 1/4 for a distance of 683.00 feet; thence turn 87 degrees 13 minutes 19 seconds left and run 320.00 feet; thence turn 92 degrees 46 minutes 59 seconds left and run 681.81 feet to a point on the accepted East boundary of said SE 1/4 of SW 1/4; thence turn 87 degrees 00 minutes 07 seconds left and run 320.0 feet to the point of beginning of herein described lot.

Also a 30-foot non-exclusive easement for ingress and egress and utilities, lying West of a line beginning at the Southwest corner of the heretofore described lot and running South along the prolongation of the West boundary of said lot a distance of 295.71 feet to a point; from this point, being the point of beginning of the centerline of a 60.0-foot easement for ingress and egress and utilities, continue along said course along said easement centerline a distance of 332.54 feet; thence turn 20 degrees 50 minutes 51 seconds right and continue along said easement centerline a distance of 383.24 feet; thence turn 67 degrees 03 minutes 10 seconds right and run 341.21 feet along said easement centerline; thence turn 16 degrees 32 minutes 13 seconds left and run 210.74 feet along said easement centerline; thence turn 17 degrees 40 minutes 19 seconds right and run 632.39 feet along said easement centerline to a point of termination on the East boundary of Shelby County Highway No. 47. Being situated in Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$542,325.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 14 day of 2/19, 2024.

On Point Property, LLC, an Alabama limited liability company

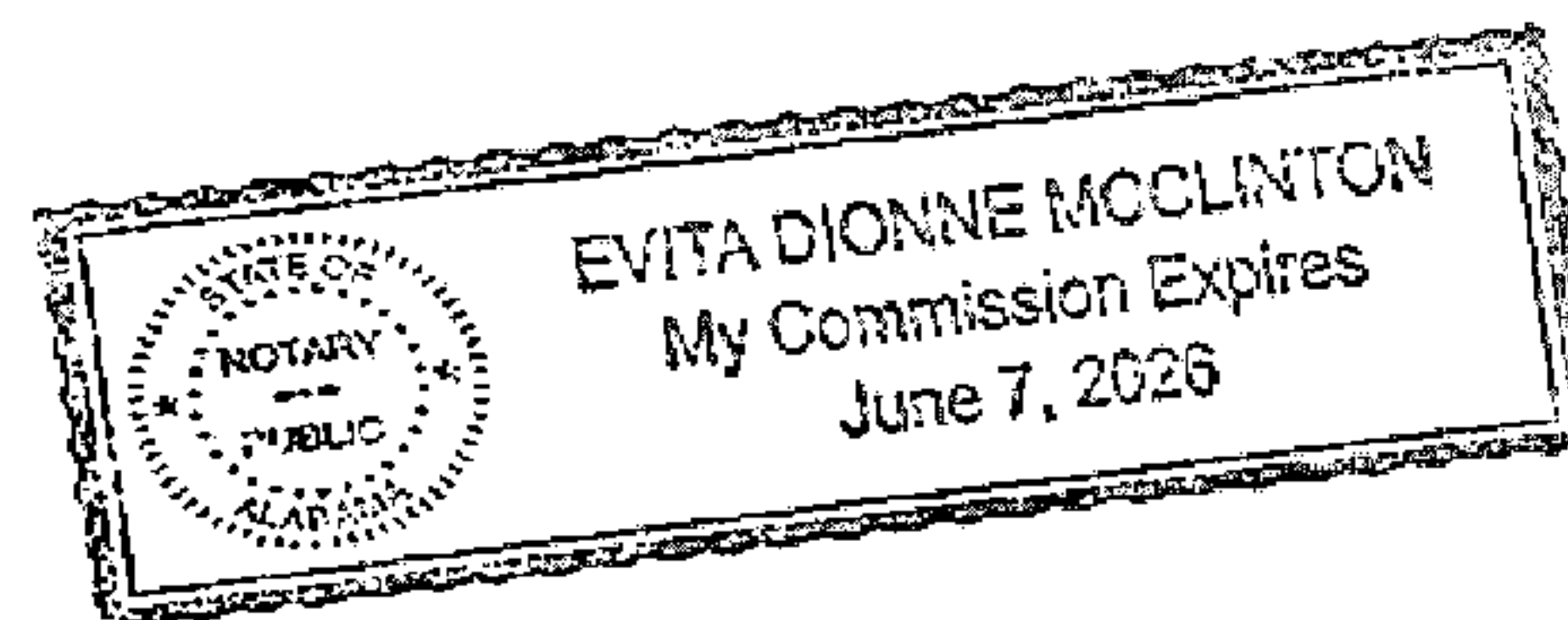
BY: [Signature]
Jason Gibson
Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, whose name as of On Point Property, LLC, an Alabama limited liability company, 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 the conveyance he/she executed the same voluntarily and in his/her capacity and with full authority on the day the same bears date.

Given under my hand and official seal on 14 day of Feb, 2024

[Signature]
Notary Public
My commission expires: 6-7-24



Real Estate Sales Validation Form

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

Grantor's Name	On Point Property, LLC, an Alabama limited liability company	Grantee's Name	Steven A. Kirkpatrick and Julie R. VanArtsdalen
Mailing Address	P.O. Box 66 Alpine, AL 35014	Mailing Address	180 Spring Water Lane Columbiana, AL 35051
Property Address	180 Spring Water Lane Columbiana, AL 35051	Date of Sale	February 14, 2024
		Total Purchase Price	\$525,000.00
		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

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: February 14, 2024

Sign _____

Agent



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/23/2024 02:06:15 PM
 \$29.00 JOANN
 20240223000047990

Allen S. Bayl