

Send Tax Notice to:  
John H. Kirkpatrick, Jr. and  
Lori A. Kirkpatrick

*1033 Eagle Nest Cr  
Birmingham, AL 35242*

This instrument was prepared by:  
Justin Smitherman, Esq.  
173 Tucker RD STE 201  
Helena, AL 35080

STATE OF ALABAMA  
SHELBY COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of SIXTY EIGHT THOUSAND ONE HUNDRED TEN AND 00/100 (\$68,110.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Chelsea Highlands, LLC**, a(n) Alabama Limited Liability Company (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **John H. Kirkpatrick Jr. and Lori A. Kirkpatrick, husband and wife** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together as joint tenants with rights of survivorship, 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:

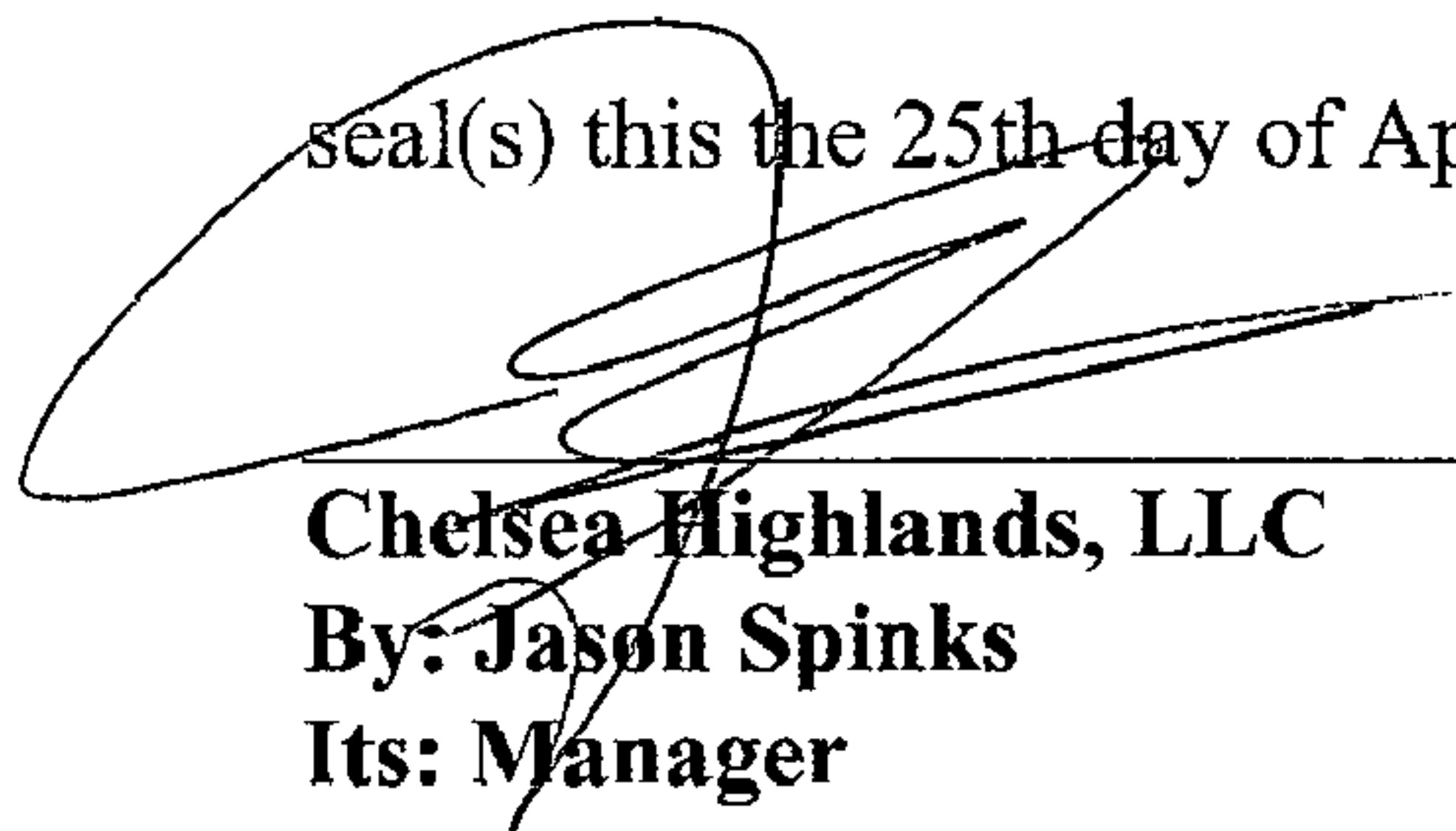
Lot 15, according to the Final Plat of Chelsea Highlands, as recorded in Map Book 48, Page 23, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

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 GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is 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; and that GRANTOR will, and GRANTOR'S successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 25th day of April, 2025.

  
\_\_\_\_\_  
**Chelsea Highlands, LLC**  
**By: Jason Spinks**  
**Its: Manager**

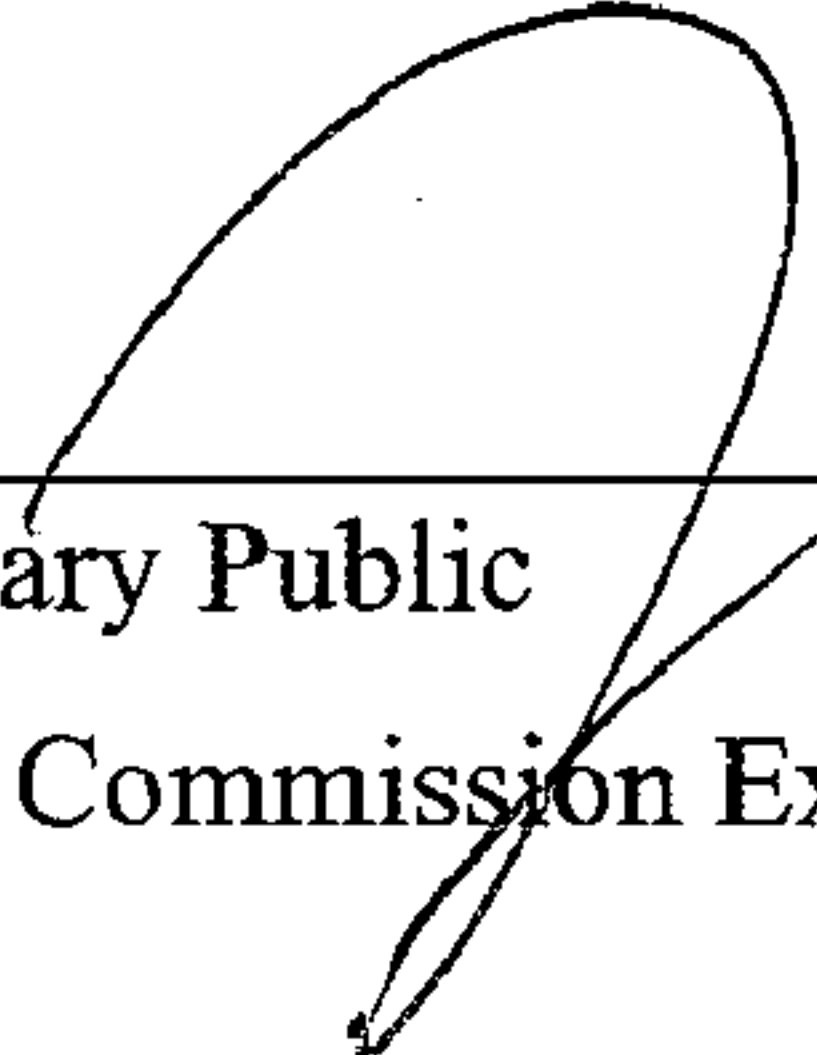
STATE OF ALABAMA  
Shelby COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jason Spinks whose name as Manager of **Chelsea Highlands, LLC**, a(n) Alabama Limited Liability Company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she, as such Manager and with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25th day of April, 2025.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 1/7/29

JUSTIN SMITHERMAN  
Notary Public, Alabama State At Large  
My Commission Expires Jan. 7, 2029

**Real Estate Sales Validation Form**

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

File#: E-7903			
Grantor's Name	<u>Chelsea Highlands, LLC</u>	Grantee's Name	<u>John H. Kirkpatrick, Jr. and Lori A. Kirkpatrick</u>
Mailing Address	<u>100 Carrington Lane Calera, AL 35040</u>	Mailing Address	<u>1033 East Nest Cr Birmingham, AL 35242</u>
Property Address	<u>15 Chelsea Highland Parkway Columbiana, AL 35051</u>	Date of Sale	<u>April 25, 2025</u>
		Total Purchase Price	<u>\$68,110.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other:
<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.

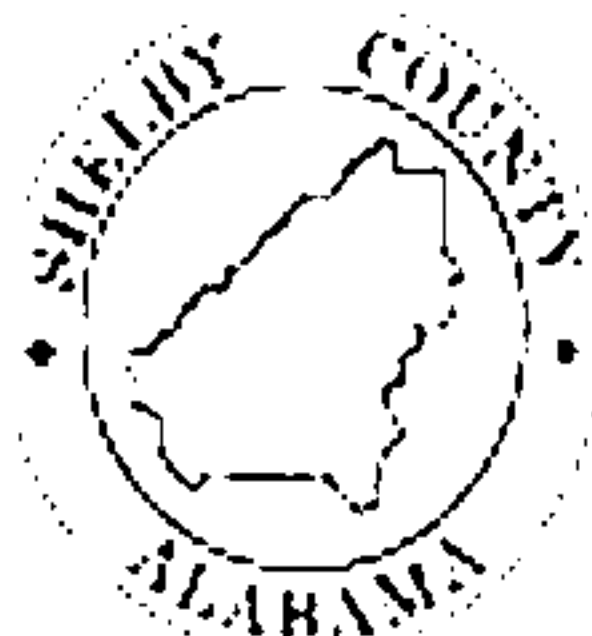
**Instructions**

- 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 April 25, 2025

Print: Justin Smitherman



Filed and Recorded  
 Official Public Records  
 attested Judge of Probate, Shelby County Alabama, County  
 Clerk (verified by)  
 Shelby County, AL  
 04/25/2025 12:28:22 PM  
 \$96.50 JOANN  
 20250425000123350

Sign \_\_\_\_\_  
 (Grantor/Grantee/ Owner/Agent) circle one

*Alvin S. Bayl*