



20250806000239740 1/4 \$281.50
Shelby Cnty Judge of Probate, AL
08/06/2025 10:36:17 AM FILED/CERT

This document prepared by:
Amy R. Milling, Attorney
310 Canyon Park Drive
Pelham, AL 35124
(205) 620-1278

Description furnished by Grantor. No
survey examined and no title examination
made by this attorney. Source of title:
Inst #20130604000226620, Shelby County,
Alabama, Judge of Probate, 06/04/2013.

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that, whereas, the title to the property herein-
after described is presently vested jointly in **Michael O. Kirkland**, a widowed man, and, **Lori A. Patton**, aka **Lori K. Phillips**, a widowed woman.

NOW, THEREFORE, we, the said **Michael O. Kirkland**, and **Lori A. Patton**, aka **Lori K. Phillips**, for and in consideration of the sum of One Hundred and No/100 Dollars (\$100.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, **Michael O. Kirkland**, a widowed man, and **Lori A. Patton**, aka **Lori K. Phillips**, a widowed woman, and hereinafter referred to as GRANTORS, do hereby grant, bargain, sell, and convey, unto ourselves, **Michael O. Kirkland**, and **Lori A. Patton** aka **Lori K. Phillips**, for and during our joint lives, and upon the death of any of us, then to the survivors of us in fee simple, together with every contingent remainder and right of reversion, as GRANTEES, the following described property situated in Shelby County, Alabama, to-wit:

Lot 15, according to the plat of Old Ivy Subdivision, Phase I, being a resurvey of portions of Lots 22-32 Tract Fifty One Subdivision, Parcel "B", recorded in Map Book 11, Page 26, all situated in the Southwest ¼ of Section 14 and the Northwest ¼ of Section 23, Township 22 South, Range 2 West, in the Office of the Judge of Probate of Shelby County, Alabama as recorded in Map Book 35, Page 43a and 43b, and as amended in the Amended Map of Old Ivy Subdivision, Phase 1, recorded in Map Book 36, Page 5a and 5b, in the Office of the Judge of Probate of Shelby County, Alabama.

Shelby County, AL 08/06/2025
State of Alabama
Deed Tax: \$248.50



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Subject to:
Taxes for the year 2025 which are not yet due or payable.
Easements, rights of way and restrictions of record.

This is homestead property.

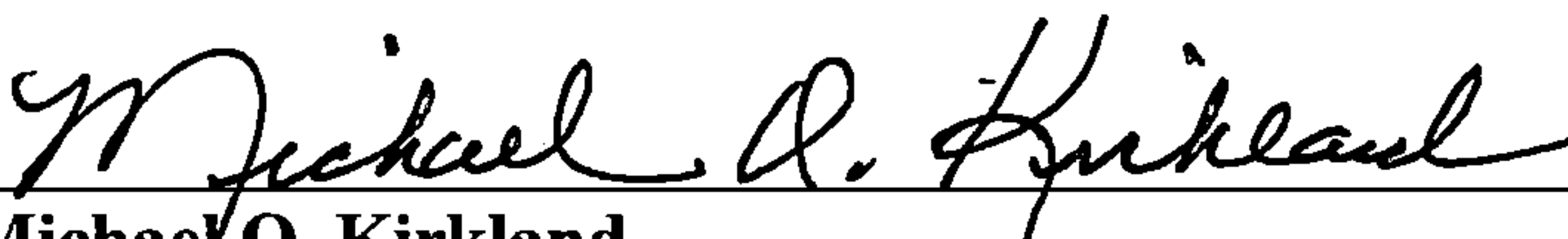
Dorthy A. Kirland, one of the original grantees, passed April 28, 2014.

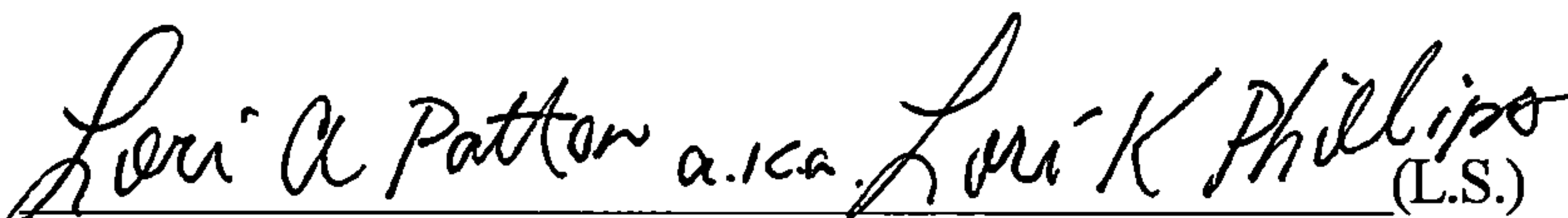
Subject to a Mortgage of \$78,000 with PNC Bank.

TO HAVE AND TO HOLD said premises unto ourselves, the said Grantees, for and during our joint lives and upon the death of any, then to the survivors in fee simple, and then to the heirs and assigns of such survivors, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, we have hereunto set my hand and seal on this the 22 day of July, 2025.

 (L.S.)
Michael O. Kirkland

 (L.S.)
Lori A. Patton, aka Lori K. Phillips



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STATE OF ALABAMA)
SHELBY COUNTY)

I the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that **Michael O. Kirkland**, a widowed man, 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 the conveyance, he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22 day of July, 2025.

Notary Public

My commission expires: KAITLYN M. BURKS

NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES AUG. 30, 2027

STATE OF ALABAMA)
SHELBY COUNTY)

I the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that **Lori A. Patton**, aka **Lori K. Phillips**, a widowed woman, 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 the conveyance, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22 day of July, 2025.

Notary Public

My commission expires: _____

KAITLYN M. BURKS
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES AUG. 30, 2027

Send Tax Notice to:
263 Ivy Hills Circle
Calera, AL 35040

Real Estate Sales Validation Form

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

Grantor's Name Michael O. Kirkland
Mailing Address Lori A. Patton aka Lori K.
Phillips

Grantee's Name Michael O. Kirkland
Mailing Address Lori A. Patton aka Lori K.
Phillips

Property Address 263 Ivy Hills Circle
Calera, AL 35040

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 248,100

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 Tax Assessor

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 the interest in the property is being conveyed.


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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 7-22-25

Print Michael D. Kirkland

Unattested

Sign Michael D. Kirkland

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1