

Send Tax Notice To:
Oscar E Rangel Garcia



20260209000037100 1/3 \$63.50
Shelby Cnty Judge of Probate, AL
02/09/2026 01:26:39 PM FILED/CERT

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That in consideration of **THIRTY-FIVE THOUSAND FIVE HUNDRED and NO/00 Dollars (\$35,500.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

Gordon Kirkland, a married man

grant, bargain, sell and convey unto,

Oscar E Rangel Garcia

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

Situated in SHELBY County, Alabama.

No part of the homestead of the grantor herein or his spouse.


Gordan Kirkland and Gordon Kirkland is one and the same person.

Subject to taxes for 2026 and subsequent years, easements, restrictions, rights of way and permits of record.

\$0.00 of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6 day of Feb, 2026.



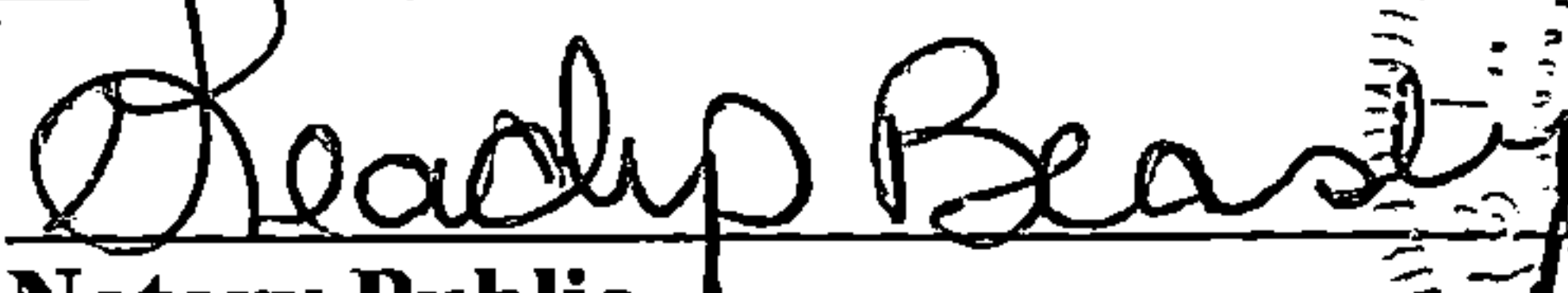
Gordon Kirkland

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, Glady's Beasley, a Notary Public in and for said County, in said State, hereby certify that Gordon Kirkland, 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 6 day of Feb, 2026.



Notary Public

My Commission Expires May 11, 2026

Shelby County, AL 02/09/2026
State of Alabama
Deed Tax: \$35.50



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EXHIBIT A – LEGAL DESCRIPTION

Beginning at a point on the South boundary of Northeast quarter of Northeast Quarter of Section 35, Township 21, Range 1 West, which is 121 yards West of the Southeast corner of said Northeast Quarter of Northeast Quarter; running thence North 110 yards; thence West 49 ½ yards; thence South 110 yards; thence East 49 ½ yards to point of beginning, and containing 1 acre, more or less.

ALSO: Commencing at the Southeast corner of the Northeast quarter of the Northeast quarter of Section 35, Township 21, Range 1 West, and run thence West along the South boundary of said Northeast quarter of Northeast quarter 511.5 feet for point of beginning of the lot hereby conveyed; run thence West along the South line of said forty 24 feet; thence North 330 feet; thence East 24 feet; thence South 330 feet to point of beginning.

ALSO: That certain lot or parcel of land situated in the NE 1/4 of NE 1/4 of Section 35, Township 21, Range 1 West, more particularly described as follows: Commencing at the Southeast corner of said NE 1/4 of NE 1/4 and run West along the Southern boundary of said NE 1/4 of NE 1/4 535.5 feet for the point of beginning of the lot herein conveyed; continue to run West along the Southern boundary of said NE 1/4 of NE 1/4 a distance of 15 feet; run thence North 165 feet; run thence East 15 feet run thence South 165 feet to the point of beginning of the lot herein conveyed.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND: Commencing at the southeast corner of the NE 1/4 of the NE 1/4 of Section 35, Township 21, Range 1 West and run thence west along the south boundary of said forty acres 363 feet; thence run north 330 feet to the northeast corner of Lizzie Willis land to the point of beginning; thence west 157 ½ feet to the northeast corner of Arthur Looney land; thence south along said Arthur Looney land 90 feet; thence east and parallel with the north line of lot being conveyed herein 157 ½ feet to the east line of said Willis land; thence north along said line 90 feet to the point of beginning.

Tax parcel 21-7-35-1-001-021.000

Real Estate Sales Validation Fo

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This Document must be filed in accordance with Code of Ala.

Grantor's Name Gordon Kirkland
Mailing Address 105 Looney Rd
Columbiana AL 35051

Grantee's Name Oscar E Rangel Garcia
Mailing Address 1255 Hwy 47
Columbiana AL 35051

Property Address 215 Looney Rd
Columbiana AL 35051

Date of Sale _____
Total Purchase Price \$ 35,500
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

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 2/6/24

Print Gordon Kirkland

Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one