

Prepared by:
Ed Reisienger
Kudulis, Reisinger & Price, LLC
PO Box 653
Birmingham, AL 35201

Send Tax Notice to:
Harold Kirkpatrick and Karen
R. Kirkpatrick
2134 Chelsea Ridge Drive
Columbiana, AL 35051

WARRANTY DEED, Joint Tenants with Right of Survivorship

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of SIXTY FIVE THOUSAND AND 00/100 Dollars (\$65,000.00), and other good and valuable consideration in hand paid to **The Marie Hartley Family Trust dated May 23, 2017** person (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by **Harold Kirkpatrick and Karen R. Kirkpatrick** (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), as tenants in common with equal rights and interests during the period of their concurrent lives, with cross-contingent remainders and right of reversion to the survivor of them, in fee simple, forever, all that real property situated in Shelby County, Alabama, to-wit:

Commence at the NE Corner of the SW 1/4 of the SE 1/4 of Section 14, Township 21 South, Range 1 West, Shelby County, Alabama; thence S02°30'00"E a distance of 160.00' to the POINT OF BEGINNING; thence continue S02°30'00"E a distance of 159.68' thence S87°58'18"W a distance of 753.55'; thence S77°05'43"W a distance of 67.01' to the Easterly R.O.W. line of Chelsea Road, to a curve to the right, having a radius of 1910.00', subtended by a chord bearing of N29°06'17"W, and a chord distance of 75.97'; thence along the arc of said curve and along said R.O.W. line a distance of 176.03'; thence N86°58'28"E and leaving said R.O.W. line a distance of 898.28' to the point of beginning..

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

This property does not constitute the homestead of the Grantor(s).

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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 heir and assigns then the heirs and assigns of the Grantees herein shall take as tenants in common.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), the survivor of said Grantee(s), and the heirs and assigns of said survivor, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), the survivor of them, and the heirs and assigns of said survivor, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 20th day of March, 2026.

The Marie Hartley Family Trust dated May 23, 2017

By: Barbara Marie Niven Hartley, Trustee
Barbara Marie Niven Hartley, Trustee

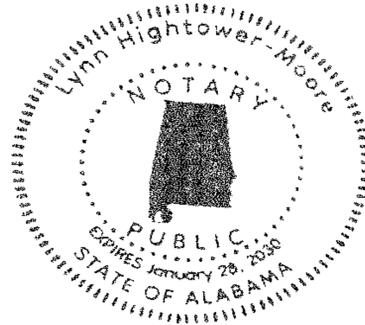
By: Steven Wayne Niven, Trustee
Steven Wayne Niven, Trustee

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Barbara Marie Niven Hartley and Steven Wayne Niven, whose name as Trustees of The Marie Hartley Family Trust, dated May 23, 2017, 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), in her capacity as such Trustees, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of January, 2026.

[Signature]
Notary Public
My Commission Expires: 1-28-30



Real Estate Sales Validation Form

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

Grantor's Name	<u>The Marie Hartley Family Trust dated May 23, 20</u>	Grantee's Name	<u>Harold Kirkpatrick and Karen R. Kirkpatrick</u>
Mailing Address	<u>1603 Cheswood Circle</u> <u>Hoover, AL 35244</u>	Mailing Address	<u>2134 Chelsea Ridge Drive</u> <u>Columbiana, AL 35051</u>
Property Address	<u>958 Chelsea Road</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>03/20/2026</u>
		Total Purchase Price	<u>\$65,000.00</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 March 20, 2026

Print Harold Kirkpatrick

Unattested

[Signature]
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/20/2026 01:28:01 PM
\$93.00 JOANN
20260320000081380

Form RT-1

Allie S. Boyd