



20151014000359520 1/3 \$155.00  
Shelby Cnty Judge of Probate, AL  
10/14/2015 01:11:29 PM FILED/CERT

Send tax notice to:  
Benny T. Quick and Tina T. Quick  
349 Timber Trail  
Chelsea, AL 35043

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

PEL15000289

State of Alabama  
County of Shelby

Shelby County, AL 10/14/2015  
State of Alabama  
Deed Tax: \$135.00

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty Five Thousand and 00/100 Dollars (\$235,000.00) in hand paid to the undersigned **Linda K. Birchfield, an unmarried woman** (hereinafter referred to as "Grantor"), by **Benny T. Quick and Tina T. Quick** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 52, according to the Survey of Countryside at Chelsea, 3rd Sector, as recorded in Map Book 12, Page 84, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$100,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Linda K. Birchfield is the surviving Grantee of that certain deed recorded in Instrument No2001-3611 in the Probate Office of Shelby County, Alabama; the other Grantee, Charles H. Birchfield having died on or about the 25th day December, 2014.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for herself, her heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, 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, Grantor Linda K. Birchfield has hereunto set her signature and seal on October 9, 2015.

+ *Linda K. Birchfield*  
Linda K. Birchfield

STATE OF ALABAMA  
COUNTY OF Shelby

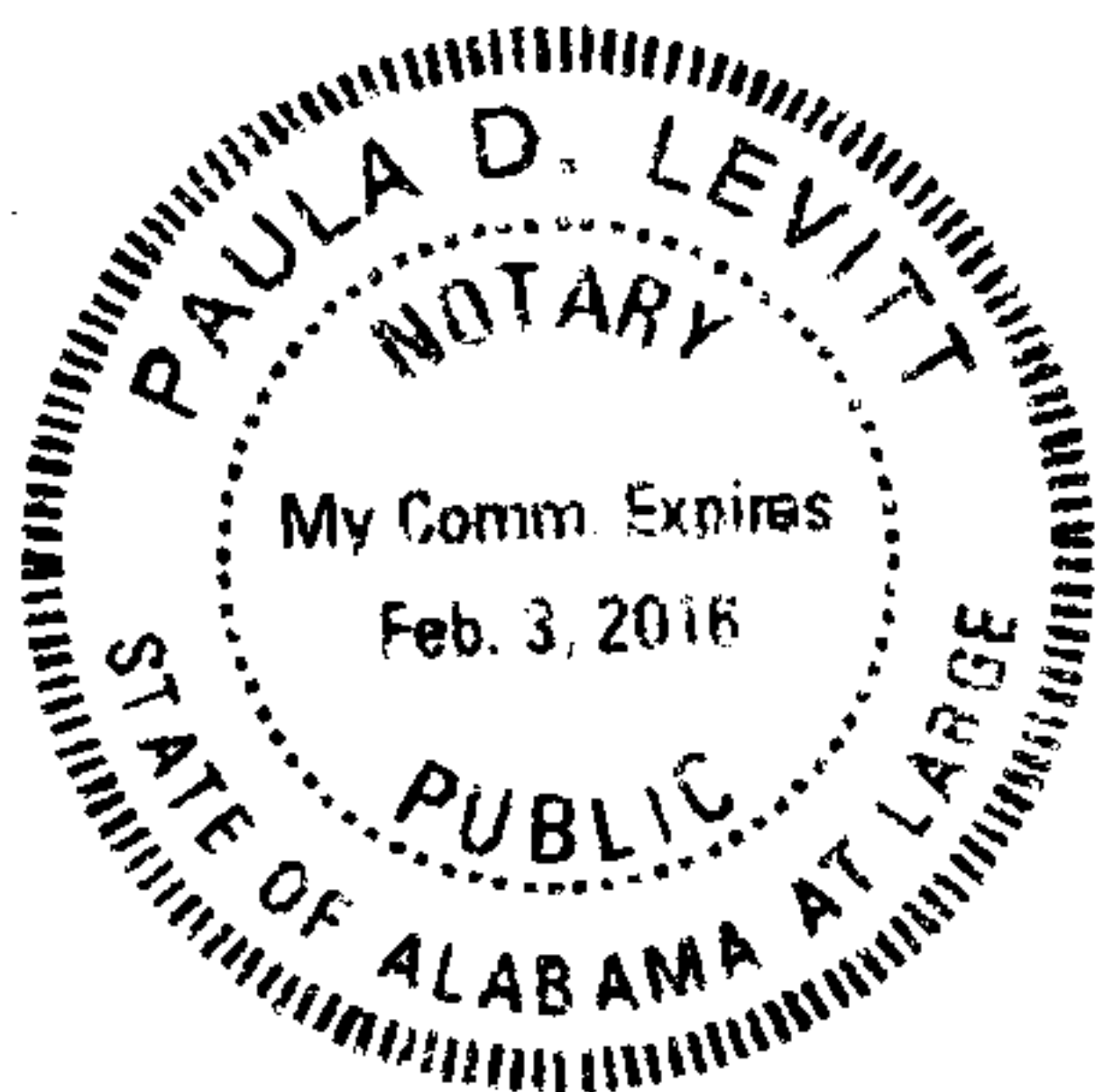
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Linda K. Birchfield, an unmarried woman whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9 day of October, 2015.

*Paula D. Levitt*

(NOTARIAL SEAL)

Notary Public  
Print Name: *Paula D. Levitt*  
Commission Expires: *2-3-16*



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# Real Estate Sales Validation Form

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

Grantor's Name Linda K. Birchfield  
Mailing Address 248 Strathaven Lane  
Pelham AL 35124

Grantee's Name Benny T. Quick  
Mailing Address Tina T. Quick  
349 Timber Trail  
Chelsea, AL 35043

Property Address 349 Timber Trail  
Chelsea AL 35043

Date of Sale 10-9-15

Total Purchase Price \$

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 10-9-15

Print

Catherine H. Scott

Sign

Catherine H. Scott

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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