

20180306000072360
03/06/2018 09:27:43 AM
DEEDS 1/3

Send tax notice to:
Martha E. Wilkerson
2018 Hidden Forest Lane
Montevallo, AL 35115
PEL1800066

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty Nine Thousand Nine Hundred and 00/100 Dollars (\$149,900.00) in hand paid to the undersigned, Joshua W. Birkenkamp and Jeannie E. Birkenkamp, Husband and Wife, whose mailing address is: 903 South Montgomery Ave Litchfield, IL 62056 (hereinafter referred to as "Grantors"), by Martha Elizabeth Wilkerson (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 110, according to the Survey of Hidden Forest, as recorded in Map Book 35, Page 117, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS
OF RECORD.

\$142,405.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns
forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Joshua W. Birkenkamp and Jeannie E. Birkenkamp have set their signatures and seals on March 2, 2018.

Joshua W. Birkenkamp
by his
attorney in fact,
Jeannie E. Birkenkamp

Joshua W. Birkenkamp, by his
attorney in fact, Jeannie E.
Birkenkamp

Jeannie E. Birkenkamp
Jeannie E. Birkenkamp

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeannie E. Birkenkamp, 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.

* A Married woman

Given under my hand and official seal this the 2nd day of March, 2018.



Kenneth Ballard St John
Notary Public

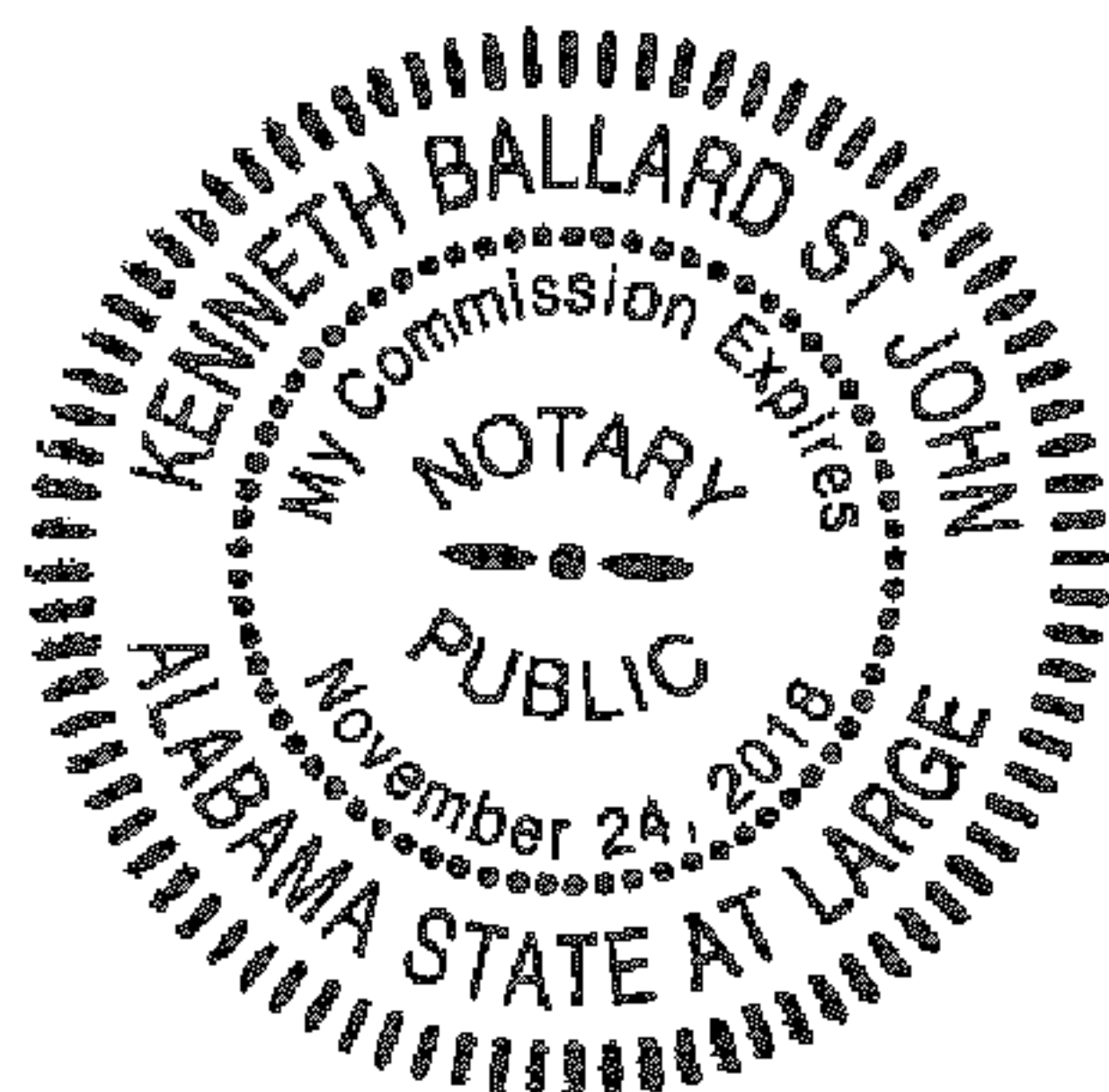
Print Name: *Kenneth Ballard St John*
Commission Expires: *11/24/2018*

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeannie E. Birkenkamp, whose name as attorney in fact for Joshua W. Birkenkamp, 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 in her capacity as such attorney in fact and with full authority executed the same voluntarily on the day the same bears date.

* A married man

Given under my hand and official seal this the 2nd day of March, 2018.



Kenneth Ballard St John
Notary Public

Print Name: *Kenneth Ballard St John*
Commission Expires: *11/24/2018*

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>Joshua W. Birkenkamp</u>	Grantee's Name	<u>Martha Elizabeth Wilkerson</u>
Mailing Address	<u>Jeannie E. Birkenkamp</u> <u>903 South Montgomery Avenue</u> <u>Litchfield, IL 62056</u>	Mailing Address	<u>2018 Hidden Forest Lane</u> <u>Montevallo, AL 35115</u>
Property Address	<u>2018 Hidden Forest Lane</u> <u>Montevallo, AL 35115</u>	Date of Sale	<u>3/2/18</u>
		Total Purchase Price	<u>\$ 149,900.00</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 3/2/18

Print Courtney Snow

Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/06/2018 09:27:43 AM
S28.50 CHERRY
20180306000072360



Form RT-1