

## **WARRANTY DEED**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to us by Grantees, the receipt in full and sufficiency whereof is acknowledged, We, **BOBBY J. BIRDWELL and LINDA M. BIRDWELL, husband and wife**, the undersigned Grantors, do grant, bargain, sell and convey our interest, to **GINGER STREET and TROY ROCHESTER, as Trustees for the Birdwell Irrevocable Trust, dated May 25, 2018**, Grantees, in and to the following described real property, situated in Shelby County, Alabama, viz:

Commence at the Southeast corner of the Southwest Quarter of Southwest Quarter of Section 4, Township 20 South, Range 1 East; thence run North along East line of said Quarter-Quarter section a distance of 635 feet; thence run West and parallel with the South line of said Quarter-Quarter section a distance of 1,380 feet to the East right-of-way line of Highway 55, said point being 635 feet North of the South line of the Southeast Quarter of Southeast Quarter of Section 5, Township 20 South, Range 1 East, said point being the point of beginning of the parcel herein described; thence run North along the East right-of-way line of said highway a distance of 220 feet, more or less to a point which is 855 feet North of the South line of said Quarter-Quarter section; thence run East and parallel with the South line of said Quarter-Quarter section a distance of 184 feet; thence run South and parallel with the East line of said Quarter-Quarter section a distance of 220 feet to a point which is 635 feet North of the South line of said Quarter-Quarter section; thence run West and parallel with the South line of said Quarter-Quarter section a distance of 264 feet, more or less to the point of beginning.

Subject to easements and rights-of-way of record for a driveway or roadway and for public utility lines of an equal width of 20 ft. over and across the No. 20 ft. of said property, said easement being reserved to provide ingress and egress to and from

Highway 55, being also known as the Westover Road, and other property lying to the East thereof, it being agrees and understood that the grantees herein, and their successors in title shall not have the right to obstruct said driveway, roadway or easement by fence or otherwise. Subject to accrued and current year ad valorem taxes which the grantees herein assume and promise and agree to pay.

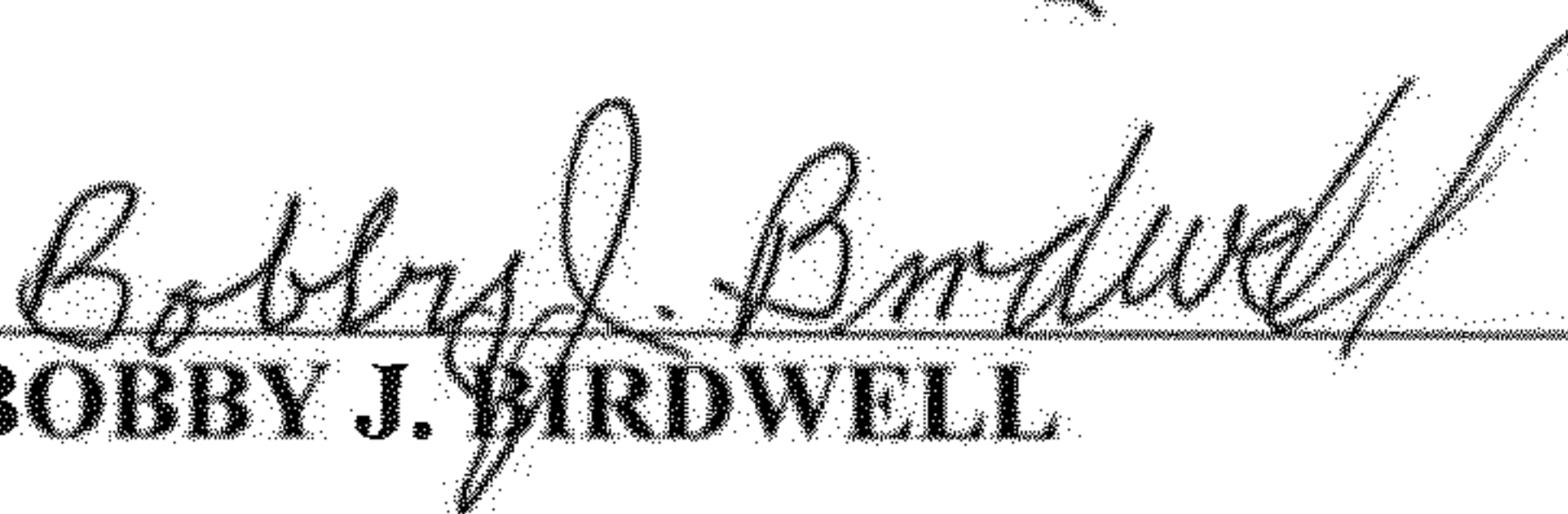
**Source of Title: Instrument # 1994-23758**

**This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantor. The draftsman makes no warranties as to the sufficiency of the interest conveyed.**

**TO HAVE AND TO HOLD** unto the said Grantees, their successors and assigns in fee simple, forever.

And We do, for ourselves and our heirs, executors and administrators, covenant with the said Grantees, their successors and assigns, that We are lawfully seized in fee simple of said real property, and that it is free from all encumbrances unless stated herein; 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 successors and assigns, forever, against the lawful claims of all persons.


**IN WITNESS WHEREOF**, We have hereunto set our hands and seals, this 25th day of May, 2018.

 (SEAL)  
**BOBBY J. BIRDWELL**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **BOBBY J. BIRDWELL**, 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 25th day of May, 2018.

  
Notary Public

  
LINDA M. BIRDWELL (SEAL)

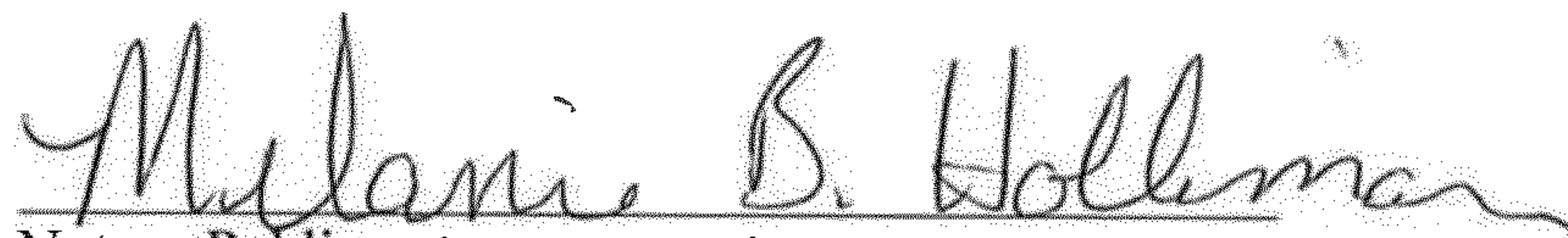
**STATE OF ALABAMA**

**COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **LINDA M. BIRDWELL**, 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 25th day of May, 2018.



  
Notary Public AKA Melanicy  
B. Bradford

This Instrument was Prepared By:  
**BRADFORD & HOLLIMAN LLC**  
Melanie B. Holliman  
2491 Pelham Parkway  
Pelham, AL 35124  
Phone: (205) 663-0281  
Fax: (256) 259-3302

## Real Estate Sales Validation Form

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

Grantor's Name Bobby J. & Linda M. Birdwell  
 Mailing Address 6870 highway 55  
Wilsonville, AL 35186

Grantee's Name Ginger Street  
 Mailing Address \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Property Address \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Date of Sale 5/25/18

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 110,980

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 ASSESSMENT

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).

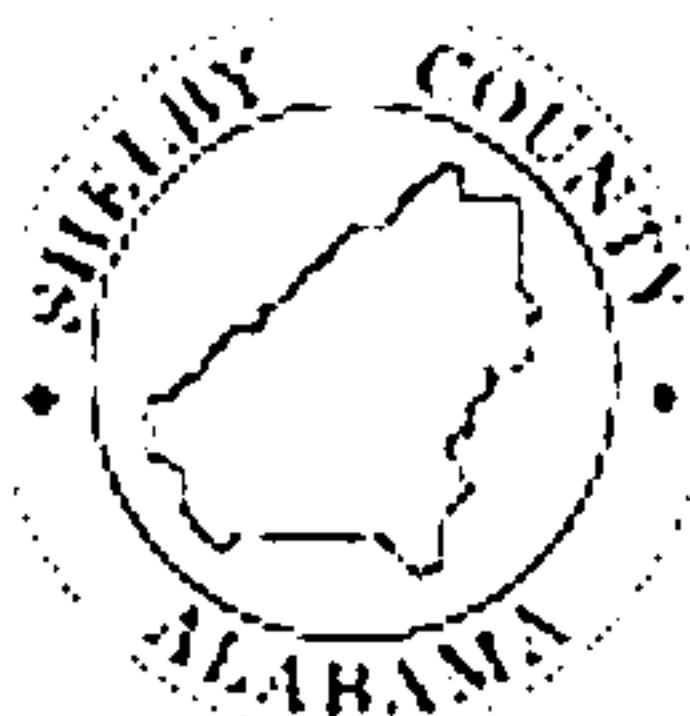
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 5/25/18

Print Bobby J. Birdwell

Unattested \_\_\_\_\_

Sign B. J. Birdwell  
 (Grantor/Grantee/Owner/Agent) circle one



(verified by)  
 Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 05/31/2018 08:26:19 AM  
 \$135.00 JESSICA  
 20180531000189730

Form RT-1

*[Signature]*