

20230412000102600 1/5 \$439.50  
Shelby Cnty Judge of Probate, AL  
04/12/2023 10:15:03 AM FILED/CERT

This Instrument prepared by:  
Lindsey Eastwood  
2001 Park Place, Suite 875  
Birmingham, Alabama 35203  
Book: 9815 Page: 5874

Mail Tax Notice to:  
Anthony B. Birk and  
Sheila R. Birk  
526 Willow Branch Circle  
Chelsea, AL 35043

**Preparer makes no warranty of title or accuracy of legal description in the property described herein. This deed was executed without the benefit of a title search.**

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**WARRANTY DEED\***

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**STATE OF ALABAMA  
SHELBY COUNTY**

Whereas the Warranty Deed from Loretta King, an unmarried woman, conveying the subject property to Anthony B. Birk and Sheila R. Birk was recorded in the Shelby County Probate Court on December 23, 2020, in Instrument 20201223000590860;

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to **ANTHONY B. BIRK and SHEILA R. BIRK** a married couple, (herein referred to as Grantors) in hand paid by to the Grantees herein, the receipt of which is acknowledged, the **Grantors do grant, bargain, sell, and convey all my right, title, and interest in fee simple to MICHELLE MARIE BIRK**, a unmarried woman; **JONATHAN BRIAN ROBERSON**, a married man; **PAUL ANTHONY BIRK**, a married man, and **JILL ALISE KERST**, an unmarried woman man, (herein referred to as Grantees), **subject to a Life Estate in said Grantors, ANTHONY B. BIRK and SHEILA R. BIRK**, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 158, according to the Survey of Willow Branch Sector 3B, as recorded in Map Book 50, Page 93, in the Probate Office of Shelby County, Alabama.

Description furnished by Grantors.

**Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.**

**Property Address: 526 Willow Branch Circle  
Chelsea, AL 35043**

**THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:**

Any and all easements, building lines, rights-of-way, reservations and restrictive covenants, liens, mortgages, encumbrances, etc. of record applicable to said property in the Office of the Judge of Probate of said County.

Shelby County, AL 04/12/2023  
State of Alabama  
Deed Tax: \$401.50



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**Grantors hereby certify that the above-described property does constitute their homestead.**

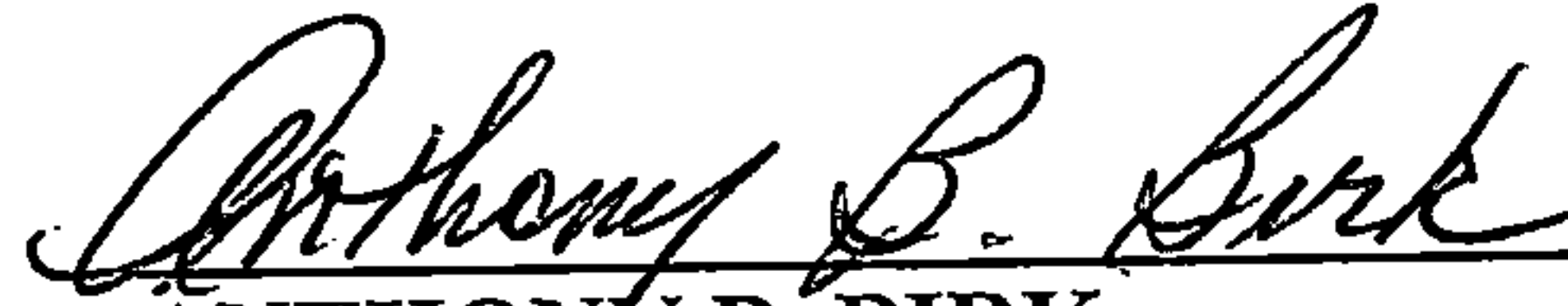
**TO HAVE AND TO HOLD** to said Grantees. And said Grantors do for themselves, their heirs, successors, assigns, and personal representatives covenant with said Grantees, their heirs successors and assigns that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that they had good right to convey the same life estate interest as aforesaid, and that they will and their heirs, successors, and assigns and personal representatives shall warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

**AND THE GRANTORS DO HEREBY COVENANT** with the **GRANTEES**, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by **GRANTORS**, and that **GRANTORS** will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under **GRANTORS**, but against none other.

*[Signatures to Follow on Subsequent Page(s)]*

IN WITNESS WHEREOF, the GRANTORS have hereunto set his hand and seal this,  
the 22nd day of March, 2023.

  
20230412000102600 3/5 \$439.50  
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ANTHONY B. BIRK  
526 Willow Branch Circle  
Chelsea, AL 35043

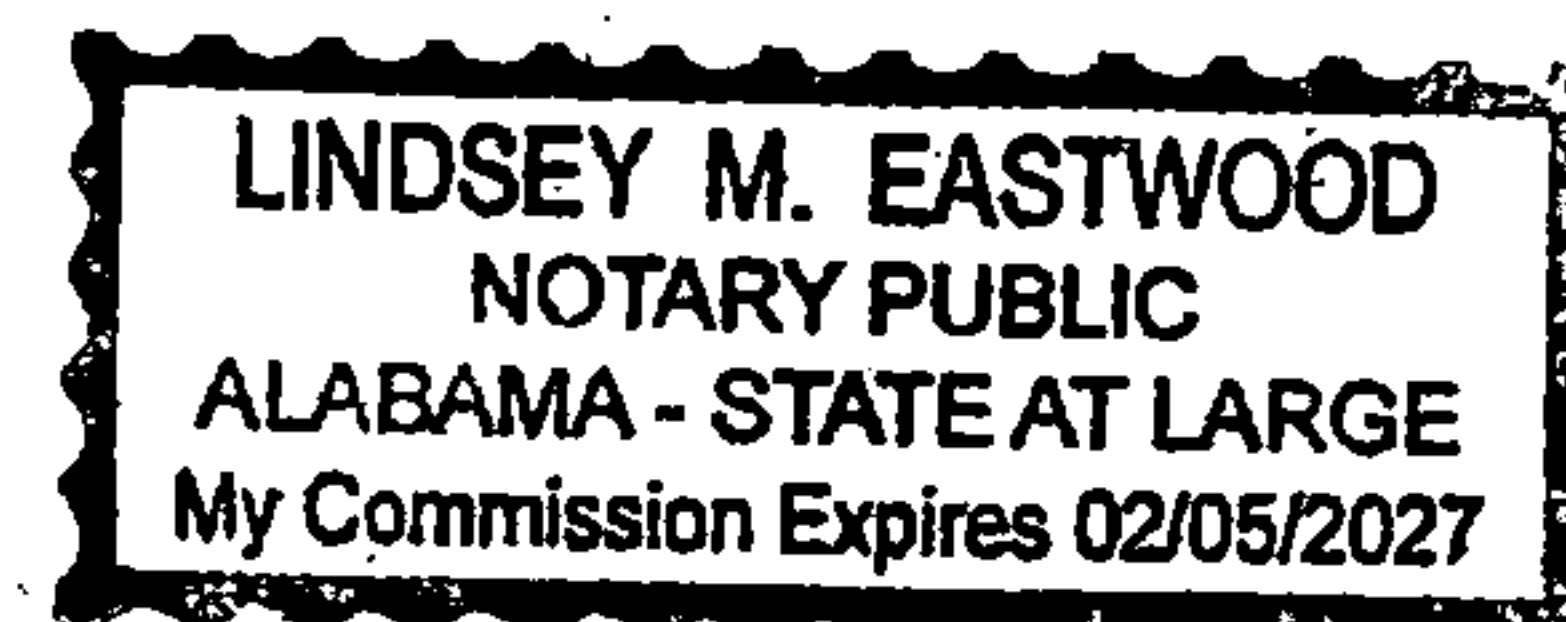
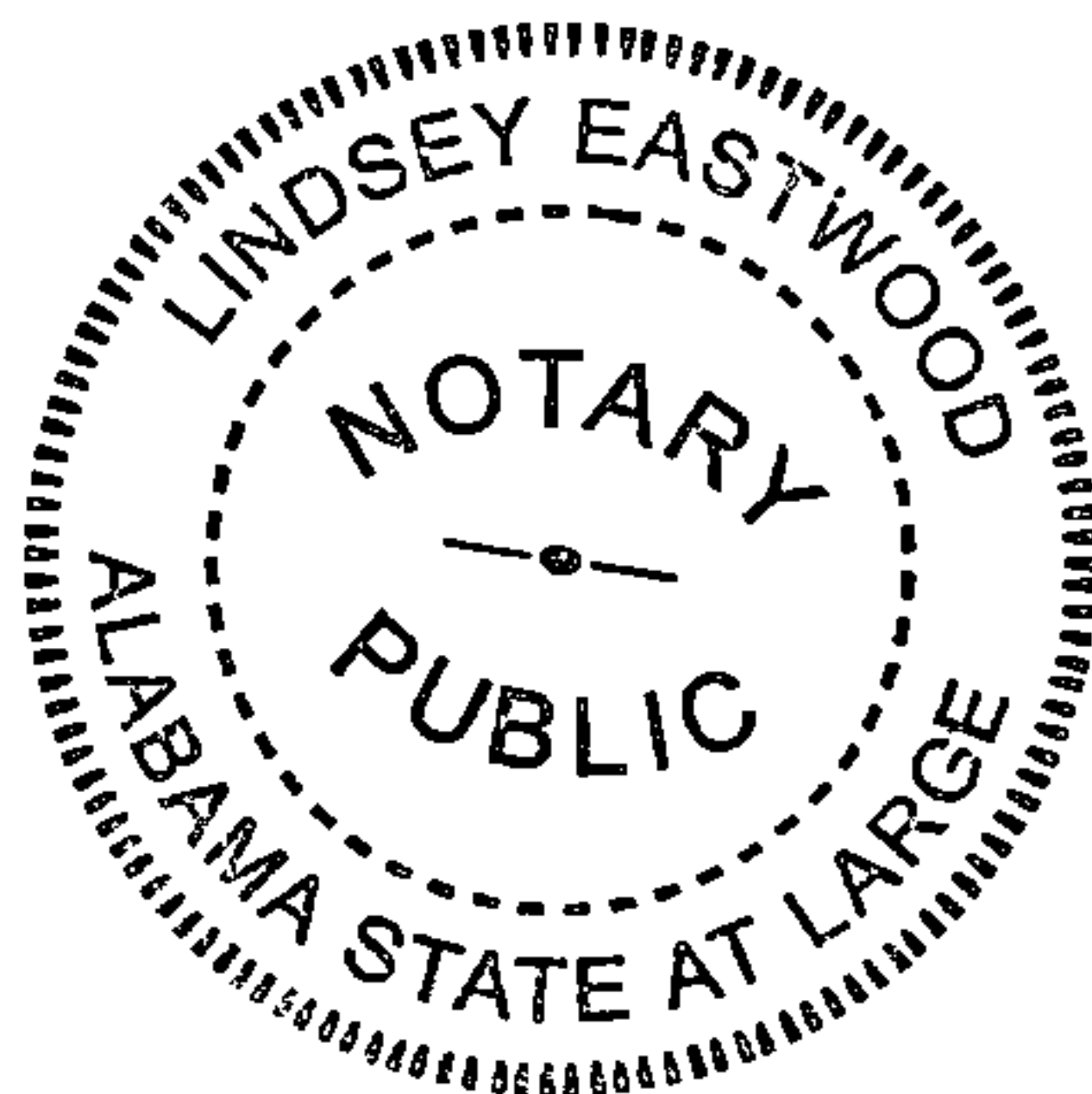
STATE OF ALABAMA  
JEFFERSON COUNTY

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared **ANTHONY B. BIRK** ("Grantor"), whose name is signed to the foregoing Warranty Deed, and who is known to me, who after by me first being duly sworn on oath did depose and say that being informed of the contents of said instrument, the Grantor executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the 22nd day of March, 2023.

  
NOTARY PUBLIC

My commission expires:





IN WITNESS WHEREOF, the GRANTORS have hereunto set her hand and seal this,  
the 22nd day of March, 2023.



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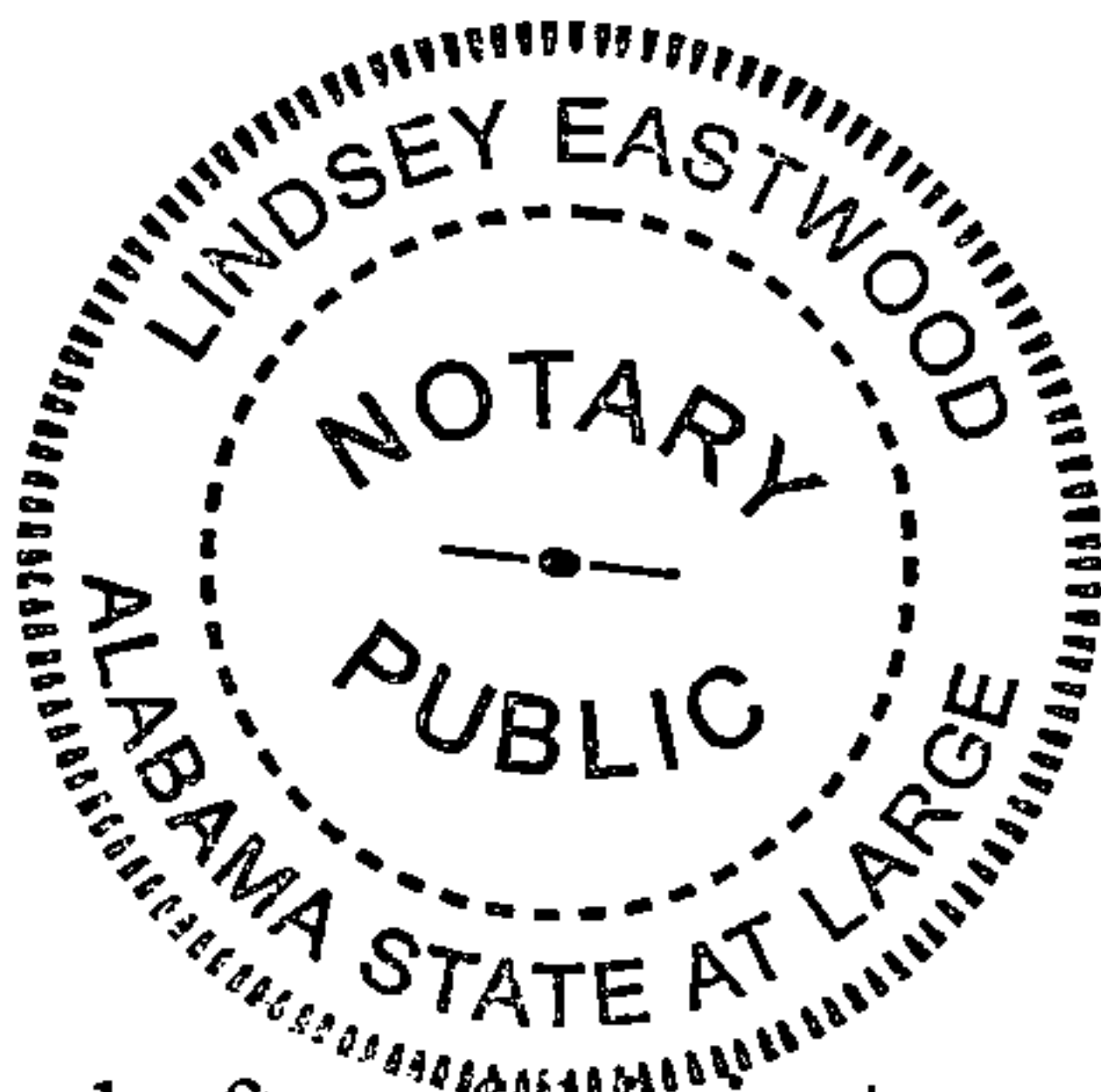
**SHEILA R. BIRK**

526 Willow Branch Circle  
Chelsea, AL 35043

**STATE OF ALABAMA  
JEFFERSON COUNTY**

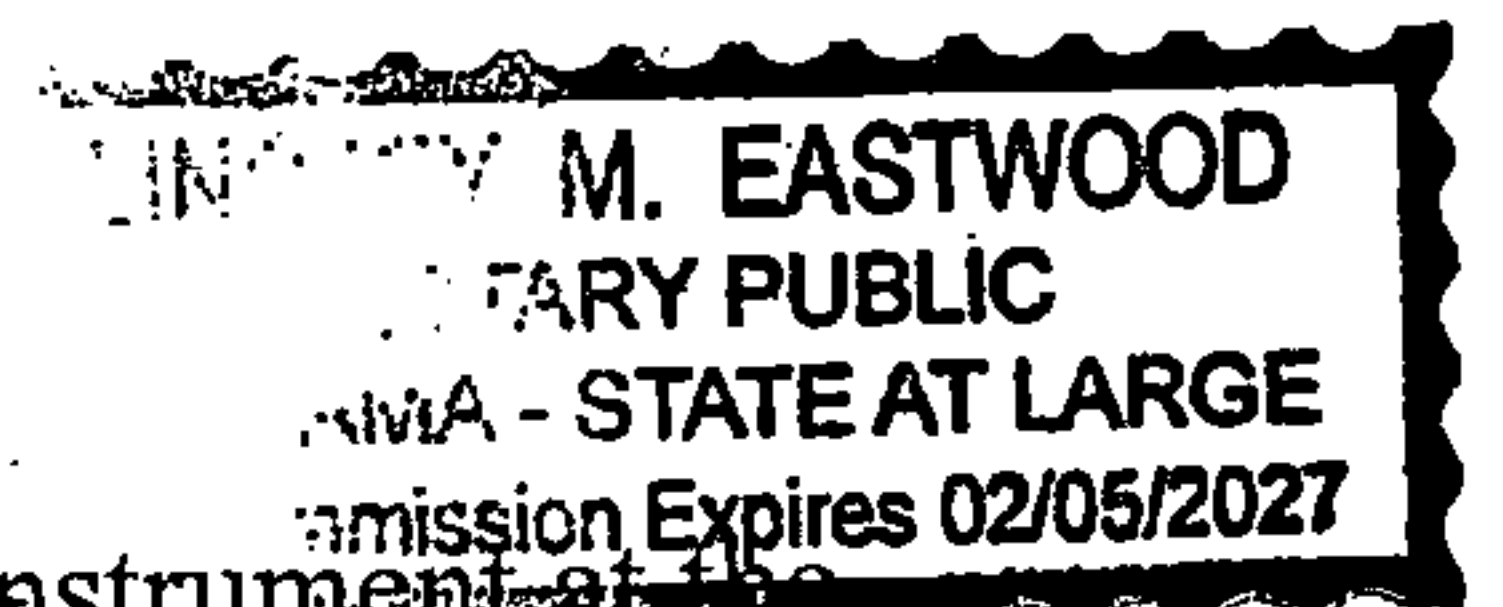
Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared **SHEILA R. BIRK** ("Grantor"), whose name is signed to the foregoing Warranty Deed, and who is known to me, who after by me first being duly sworn on oath did depose and say that being informed of the contents of said instrument, the Grantor executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the 22nd day of March, 2023.

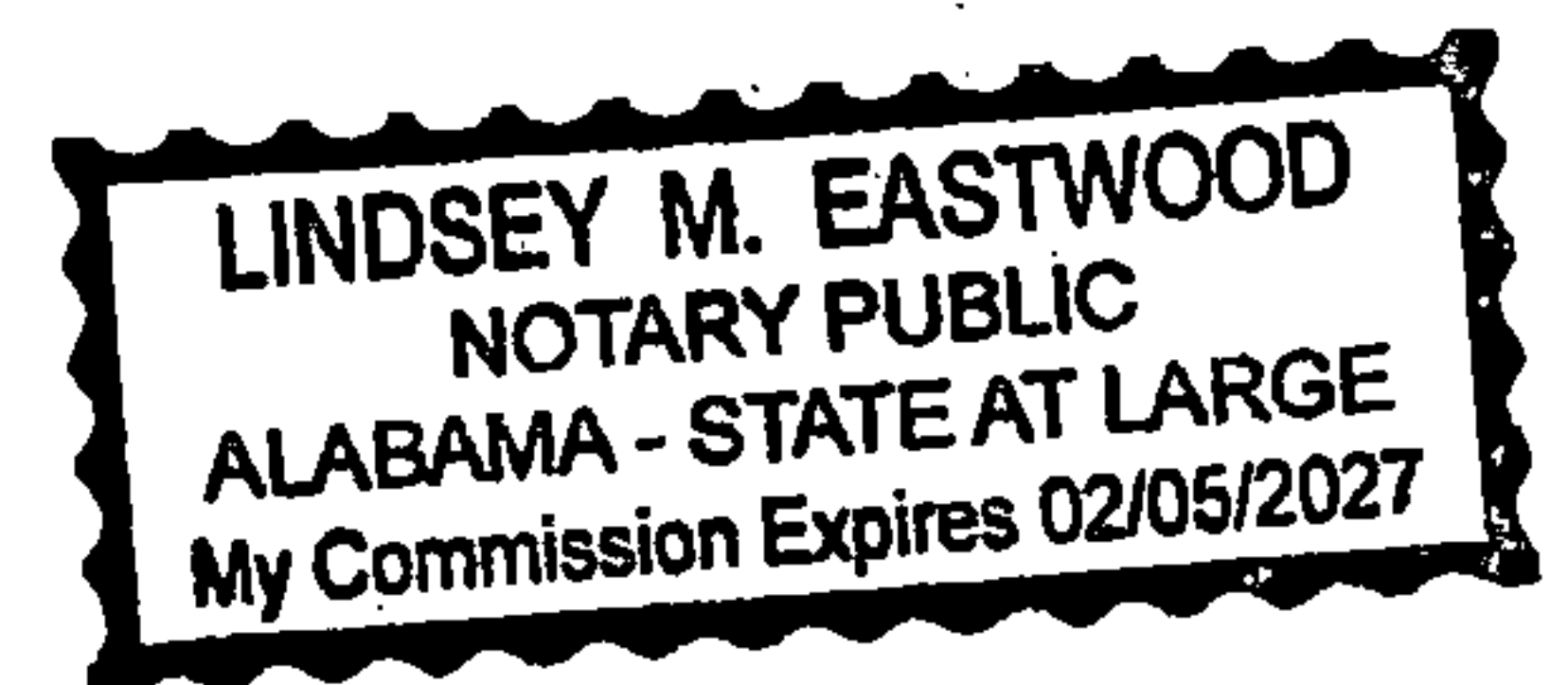


**NOTARY PUBLIC**

My commission expires:



\*NOTE: The drafter of this instrument represents that she has prepared this instrument at the direction of the parties described herein; that she has prepared it based solely upon the legal description and information provided by the parties; that no title search or survey was performed by the drafter; that the drafter has not examined the title to the above-described real property; and that the drafter makes absolutely no representation, warranties or guarantees whatsoever as to the validity of the title or ownership of said real property being conveyed herein.



## Real Estate Sales Validation Form

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

Grantor's Name Anthony B. Birk and Sheila R. Birk  
Mailing Address 526 Willow Branch Circle  
Chelsea, AL 35043

Grantee's Name Anthony B. Birk and Sheila R. Birk  
Mailing Address 526 Willow Branch Circle  
Chelsea, AL 35043

Property Address 526 Willow Branch Circle  
Chelsea, AL 35043

Date of Sale 03/22/23  
Total Purchase Price \$                     

or  
Actual Value \$                     

or  
Assessor's Market Value \$401,500



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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 Shelby County Tax Assessor

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 4/6/23

Print Lindsey Armstrong

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one