



20260114000012860 1/2 \$452.00
Shelby Cnty Judge of Probate, AL
01/14/2026 01:11:14 PM FILED/CERT

Recording Requested by: **JOAN W. BURNS**
When Recorded Mail To:
Name: **Joan W. Burns**
Mailing Address: **2905 Kirkcaldy Lane**
City: **Birmingham**
State: **AL**
Zip Code: **35243**

Above Space For Recorders Use

Source of Title: Bk 358 Pg 554

QUITCLAIM DEED

GRANTOR:

ROBERT W. SEHLINGER by and through his authorized Agents **MOLLY BURNS MERKLE** and **SHANE BARRETT SEHLINGER**, under his Durable Power of Attorney dated December 6, 2022;
Whose home address is 2905 Kirkcaldy Lane, Birmingham AL 35243;

GRANTEE:

JOAN W. BURNS, 2905 Kirkcaldy Lane, Birmingham, AL 35243

Shelby County, AL 01/14/2026
State of Alabama
Deed Tax: \$427.00

Property Legal Description:

All of THE FOLLOWING described real property situated in **SHELBY County, Alabama**, to wit:

LOT 23, Block 2, according to the plat of Kirkwall, a subdivision of Inverness, as recorded in Map Book 6, Page 152, in the Office of the Judge of Probate, Shelby County, Alabama.

The herein described real property **DOES** the homestead of the Grantors.

This deed works to vest 100% of the title in the sole name of the spouse, **JOAN W. BURNS**.

Tax Assessor's value: \$426,800

Date of Sale: January 5th, 2026

COMMONLY REFERRED TO AS: 2905 Kirkcaldy Ln, Birmingham, AL 35243

For valuable consideration, Grantor:

Conveys to Grantee all right, title, and interest that Grantor may have, IF ANY, in Subject Real Property on the effective date;

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Filed and Recorded
Official Public Records
Judge of Probate, Shelby
Clerk
Shelby County, AL
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\$452.00 BRITTANI
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Ally S. Boyd

WITNESS Grantor's hand this 5th day of January, 2026;

Robert W. Sehlinger

ROBERT W. SEHLINGER, Grantor/Trustee, by his Agents
MOLLY BURNS MERKLE and SHANE BARRETT
SEHLINGER, under that Durable Power of Attorney dated
12/6/22, attached hereto.

Shane B. Sehlinger

ROBERT W. SEHLINGER, Grantor/Trustee, by his Agents
MOLLY BURNS MERKLE and SHANE BARRETT
SEHLINGER, under that Durable Power of Attorney dated
12/6/22, attached hereto.

DEED PREPARED FROM DESCRIPTION PROVIDED TO ATTORNEY/NO INDEPENDENT TITLE SEARCH
HAS BEEN PERFORMED

NOTARY ACKNOWLEDGMENT

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **ROBERT W. SEHLINGER**, whose name assigned to the foregoing conveyance by his Agents under his Durable Power of Attorney also attached hereto, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 5th day of January 2026.

My Commission Expires:

Jennifer Taylor
Notary Public

JENNIFER B. TAYLOR
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES AUG. 24, 2026

