

Shelby County, AL 11/04/2015
State of Alabama
Deed Tax: \$220.50



20151104000383180 1/4 \$244.50
Shelby Cnty Judge of Probate, AL
11/04/2015 09:00:25 AM FILED/CERT

SEND TAX NOTICE TO:
Manuel T. Kuester and Dorothy S.
Kuester, as Co-Trustees of the
Manuel and Dorothy Kuester
Living Trust
195 Belvedere Drive
Birmingham, AL 35242

STATE OF ALABAMA

SHELBY COUNTY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, M.T. Kuester and Dorothy S. Kuester, Husband and Wife (hereinafter called the "Grantor"), do hereby remise, release, quitclaim and convey unto Manuel Thaddeus Kuester and Dorothy S. Kuester, as Co-Trustees of the Manuel and Dorothy Kuester Living Trust dated June 8, 2015 (hereinafter called the "Grantee") all of her right, title and interest in and to the following described real estate situated in Shelby County, Alabama, described as follows:

Lot 37, ACCORDING TO THE SURVEY OF VILLAS BELVEDERE, AS RECORDED IN MAP BOOK 29, PAGE 27, IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA.

This conveyance is made subject to:


1. Ad valorem taxes, dues and assessments for the year 2015 and all subsequent years.
2. All recorded or unrecorded easements, liens, rights-of-way, restrictions, set-back lines and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to the said Grantee forever.

Given under my hand and seal on this the 8th day of June, 2015.

Dorothy Skipper Kuster
Grantor

Manuel Theodorus Kuster
Grantor

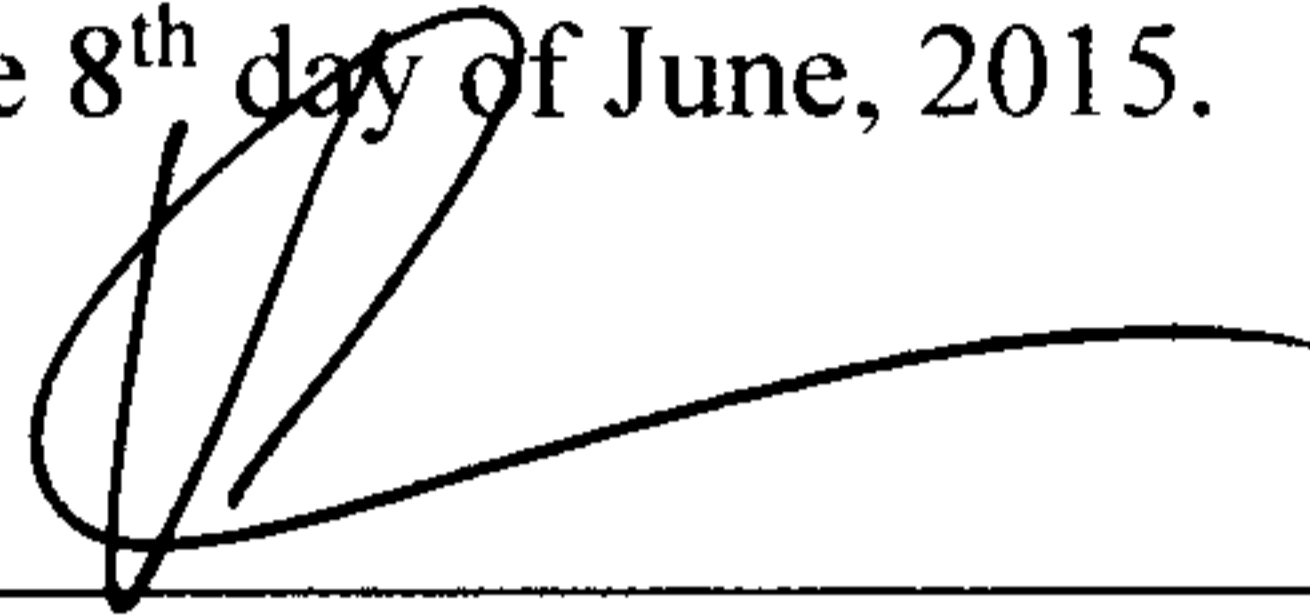

20151104000383180 2/4 \$244.50
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STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Manuel Thaddeus Kuester, 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 said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the 8th day of June, 2015.



NOTARY PUBLIC

My Commission Expires: 9/2/18

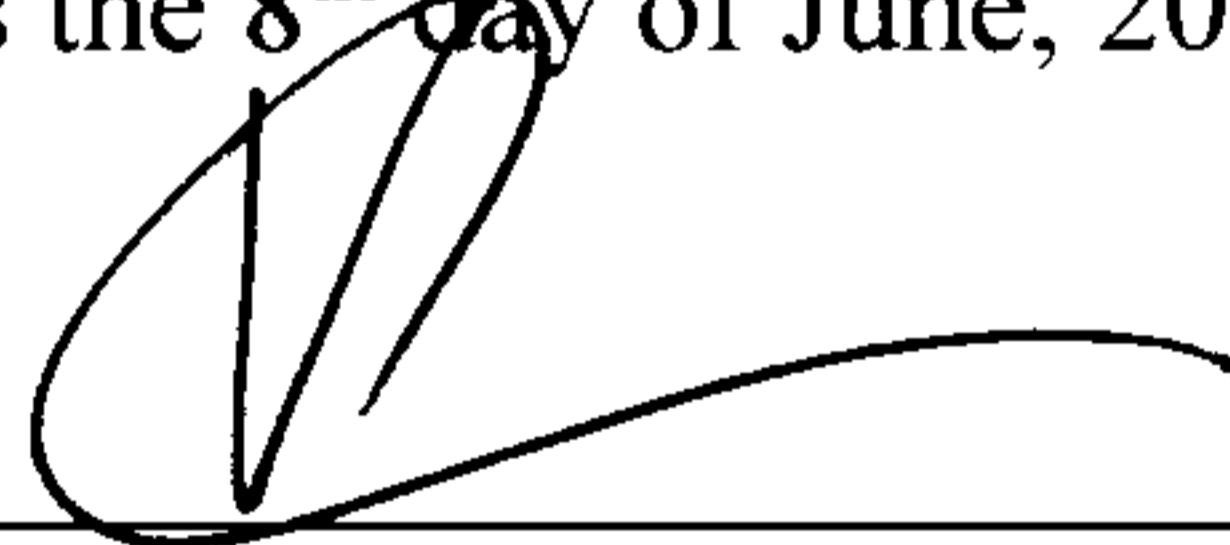
[NOTARY SEAL]

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Dorothy S. Kuester, 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 said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the 8th day of June, 2015.



NOTARY PUBLIC

My Commission Expires: 9/2/18

[NOTARY SEAL]

This Instrument Prepared By:

Vincent J. Schilleci III
Schilleci & Schilleci, PC
2700 Highway 280
Suite 320W
Birmingham, AL 35223
(205) 403-5900



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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: Manuel T. and Dorothy S. Kuester
Mailing Address: 195 Belvedere Drive, Birmingham, AL 35242

Grantee's Name: Manuel T. and Dorothy S. Kuester, as co-trustees of the Manuel and Dorothy Kuester Living Trust
Mailing Address: 195 Belvedere Drive, Birmingham, AL 35242

Property Address: 195 Belvedere Drive, Birmingham, AL 35242

Date of Sale: June 8, 2015

Total Purchase Price \$

or Actual Value \$

or Assessor's Market Value \$ 220,500

Barcode: 20151104000383180 4/4 \$244.50
Shelby Cnty Judge of Probate, AL
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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 (checked)
Assessors Market Value

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: 7/1/15

Unattested: Ashley R. Nance (verified by) Ashley R. Nance

Print: Vincent J. Schilleci III
Sign: [Signature]
(Grantor/Grantee/Owner/Agent) circle one