

After Recording Send Tax Notice To:

Anne Koenig
111 E. Stonehaven Circle
Pelham, AL 35124

20161011000372620
10/11/2016 11:03:28 AM
DEEDS 1/4

QUITCLAIM DEED

STATE OF ALABAMA
SHELBY COUNTY

Know all men by these presents that in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt and sufficiency whereof is acknowledged, I, **Anne R. Koenig**, an unmarried woman, (herein referred to as Grantor), who certifies that the property conveyed hereby in no way constitutes her homestead, release, remise, quitclaim and convey an undivided **one-half (1/2) of my two-fifths (2/5) interest** in the below described property unto **Anne R. Koenig, Trustee of the Talullah Jane Winslett Supplemental Needs Trust dated September 15, 2016**, (herein referred to as Grantee), the real estate described below situated in Shelby County, Alabama, to wit:

Parcel 1

A part of the NE 1/4 of SW 1/4 of Section 31, Township 19, Range 2 West. Commence at the Northwest corner of said NE 1/4 of SW 1/4 of Section 31 Township 19, Range 2 West, and run East along East and West land line Seven (7) chains and Twenty nine (29) links to point of beginning, thence continue East along said line Eight (8) Chains and Twenty two (22) links, Thence Southwest Eight (8) Chains, more or less to the East side of the "cutoff" road, between the Montgomery Highway and the "Cahaba Valley" Road, Thence Westerly along the East side of said "cut off" Road Six (6) Chains and Seventy seven (77) Links, Thence Northeast Three (3) Chains and Thirty eight (38) Links to point of beginning. Containing Four and 1/2 acres more or less. Situated in Shelby County, Alabama.

AND

Parcel 2:

A parcel of land situated in the Northwest ¼ of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Northwest ¼ of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama; thence run in a Westerly direction along the South line of said Northwest ¼ a distance of 711.77 feet to the POINT OF BEGINNING of the herein described parcel; thence continue in the same direction of the last described course, in a Westerly direction, a distance of 132.00 feet to a point; thence turn an interior angle of 93 degrees 25'28" and run to the right in a Northerly direction a distance of 105.38 feet to a point on the Southerly boundary of Cahaba Valley Park North as recorded in Map Book 13, Pages 140a and 140b; thence turn an interior angle of 86 degrees 30'35" and run to the right in an Easterly direction along the South line of said subdivision a distance of 133.58 feet to a point; thence turn an interior angle of 92 degrees 38'17" and run to the right in a Southerly direction a distance of 105.16 feet to the POINT OF BEGINNING.


THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.

To have and to hold to the said grantee, her heirs and assigns in fee simple, forever.

Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record, if any.

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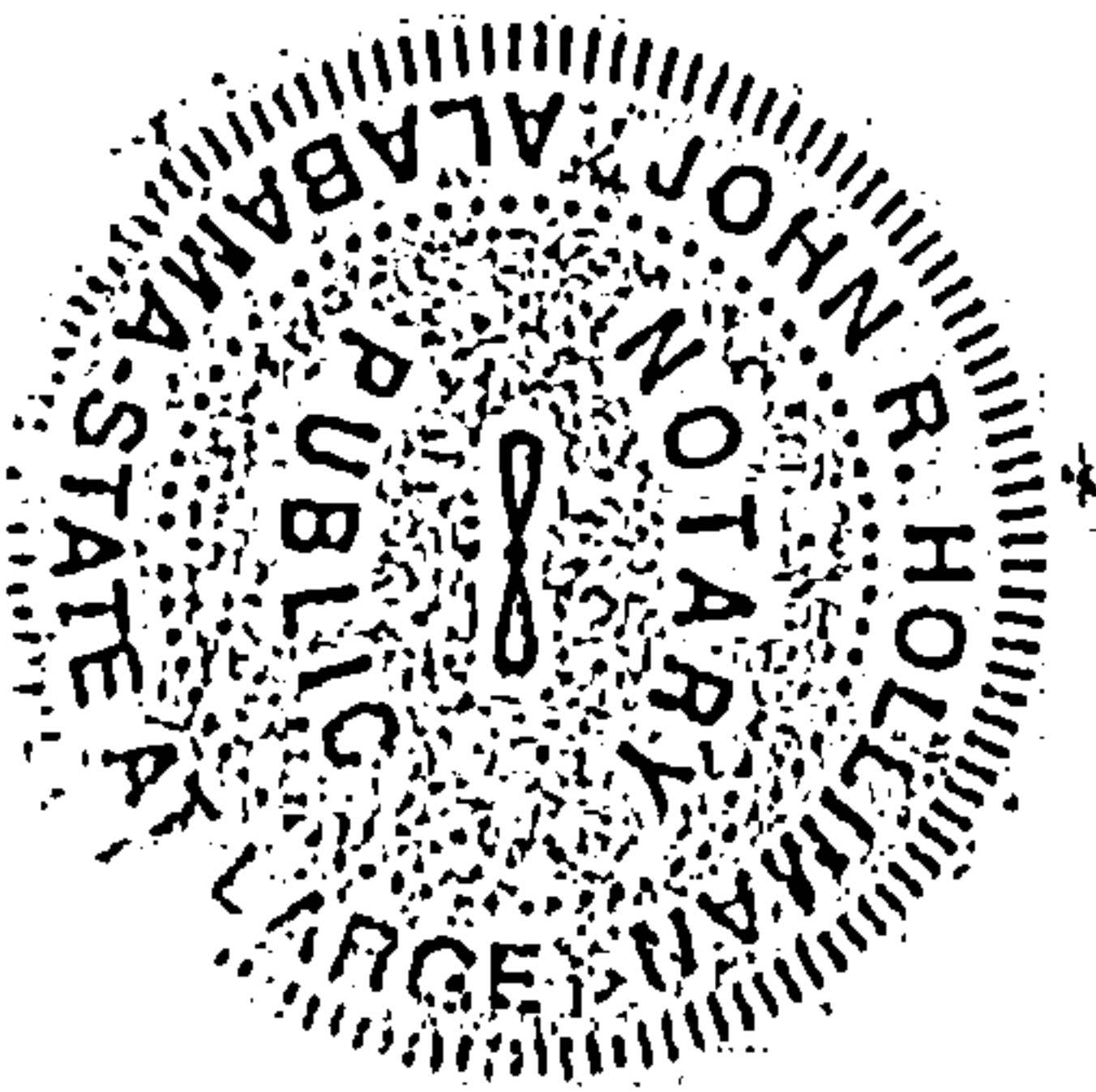
IN WITNESS WHEREOF, **Anne R. Koenig** has hereunto set his hand and seal this 15th day of September, 2016.


Anne R. Koenig

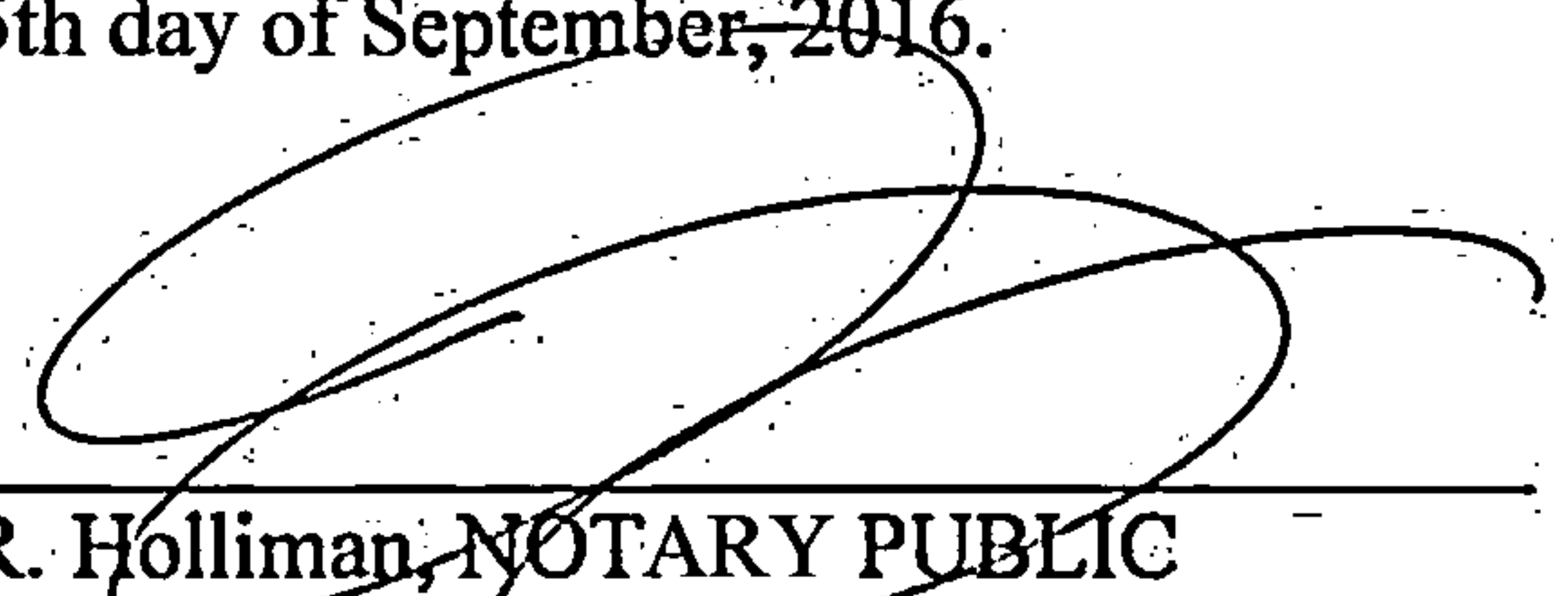
STATE OF ALABAMA

COUNTY OF SHELBY

I, John R. Holliman, a Notary Public in and for said County, in said State, hereby certify that **Anne R. Koenig**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me 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 of office
this 15th day of September, 2016.



John R. Holliman, NOTARY PUBLIC
My Commission Expires: August 29, 2018

This Document Prepared By:
John R. Holliman
2491 Pelham Parkway
Pelham, AL 35124
(205) 663-0281

Real Estate Sales Validation Form

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

Grantor's Name Anne R. Koenig
Mailing Address 111 E. Stonehaven Circle
Pelham, AL 35124

Grantee's Name Anne R. Koenig, Trustee of the
Mailing Address Talullah Jane Winslett Supplemental
Needs Trust dated Sept. 15, 2016
111 E. Stonehaven Cir, Pelham, AL

Property Address NE 1/4 of SW 1/4 of Section 31,
Township 19, Range 2 West

Date of Sale 9/15/2016
Total Purchase Price \$
or
Actual Value \$

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Assessor's Market Value \$ 549,000 (1/5 interest)

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

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

Print John R. Holliman

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
10/11/2016 11:03:28 AM
\$573.00 CHERRY
20161011000372620

Print Form

Form RT-1

Handwritten signature