



20191217000467650 1/4 \$36.00
Shelby Cnty Judge of Probate, AL
12/17/2019 03:07:42 PM FILED/CERT

QUIT CLAIM DEED

THIS INSTRUMENT PREPARED BY:
WILLIAM J KLEIN
405 LAUREL WOODS TRACE
HELENA, AL 35080

SEND TAX NOTICE:
ZACHARY W ANDERSON
AMY E ANDERSON
409 LAUREL WOODS TRACE
HELENA, AL 35080

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One and 00/100 DOLLARS (\$1.00) to William Justin Klein and Heather Marie Klein, a married couple, in hand paid by Zachary W. Anderson and Amy E. Anderson, a married couple, the receipt whereof is acknowledged I do remise, release, quit claim and convey to the said Zachary W. Anderson and Amy E. Anderson, a married couple, all my right, title, interest, and claim in or to the following described real estate, to wit:

Commence at the southeast corner of Lot 45 of Laurel Woods Subdivision, said corner also being the point of beginning; thence run along the south line of Lot 45 a distance of 113.96 feet to a point; thence turn a deflection angle to the left of 99°10'43", and run 64.82 feet to a point; thence turn a deflection angle to the left of 32°33'10", and run 77.70 feet to a point on a curve to the left having a radius of 25.00 feet and a chord length of 23.83 feet; thence turn a deflection angle to the left of 77°25'22" to the chord of said curve, and run 24.85 feet along the arc of said curve to a point of curvature to the left having a chord length of 108.85 feet and a delta angle of 16°00'15"; thence turn a deflection angle to the left of 44°16'51" to the chord of said curve, and run 109.19 feet along the arc to the end of said curve; thence run along the extended tangent of the last named curve a distance of 6.04 feet to the point of beginning, containing 0.22 acres, more or less.

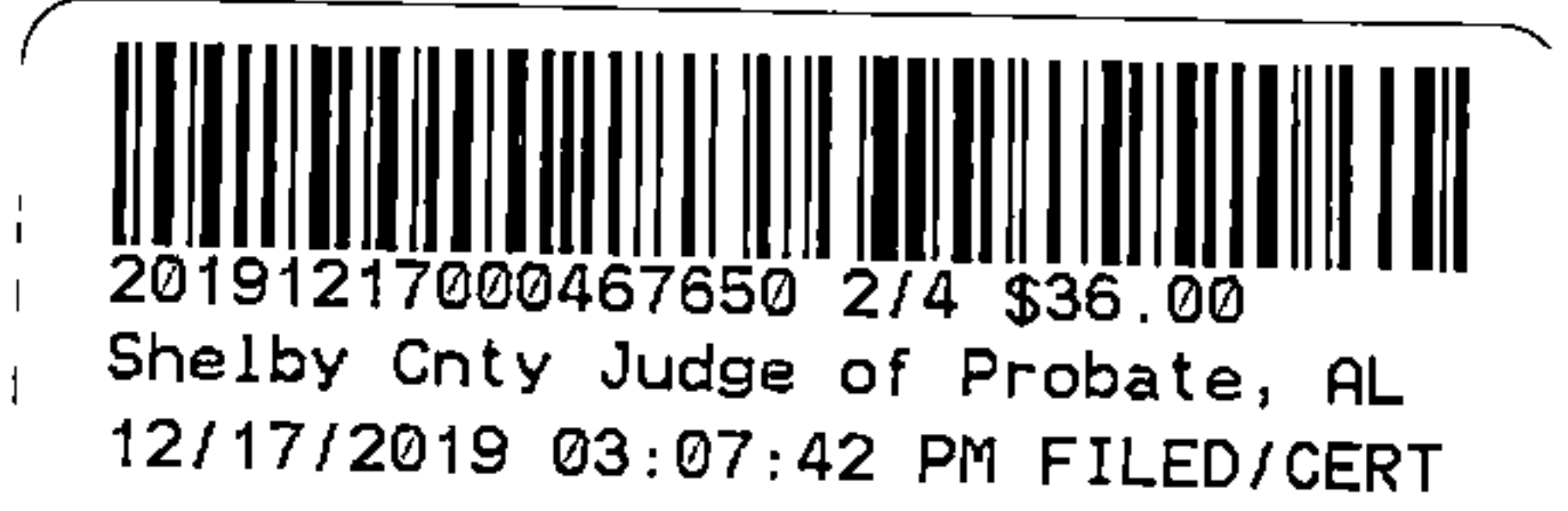
Situated in Shelby County, Alabama

TO HAVE AND TO HOLD, to the said Zachary W. Anderson and Amy E. Anderson, heirs and assigns forever.

Given under my hand(s) and seal(s), this 6 day of February, 2017

William J. Klein (SEAL)
William Justin Klein

Heather Marie Klein (SEAL)
Heather Marie Klein



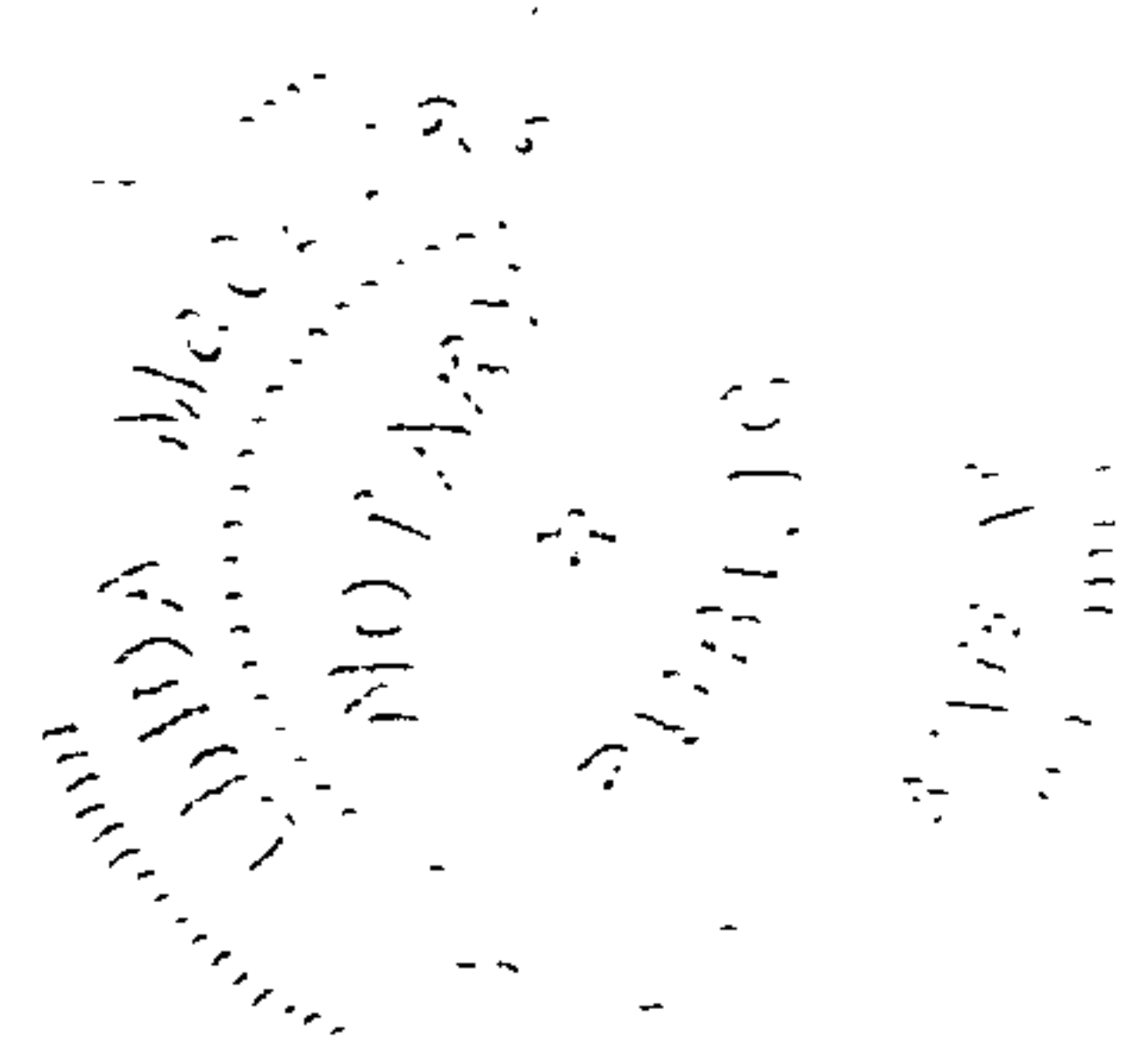
THE STATE OF ALABAMA
SHELBY COUNTY

I, Linda McClurg, a Notary Public in said County and in said State hereby certify that William J. Klein whose name(s) (is/are) signed to the foregoing conveyance, and who (is/are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, (has/have) executed the same voluntarily on this day the same bears date.

Given under my hand, this 6 day of February, 2017

Linda McClurg
Notary Public

My Commission Expires: 1/5/1921



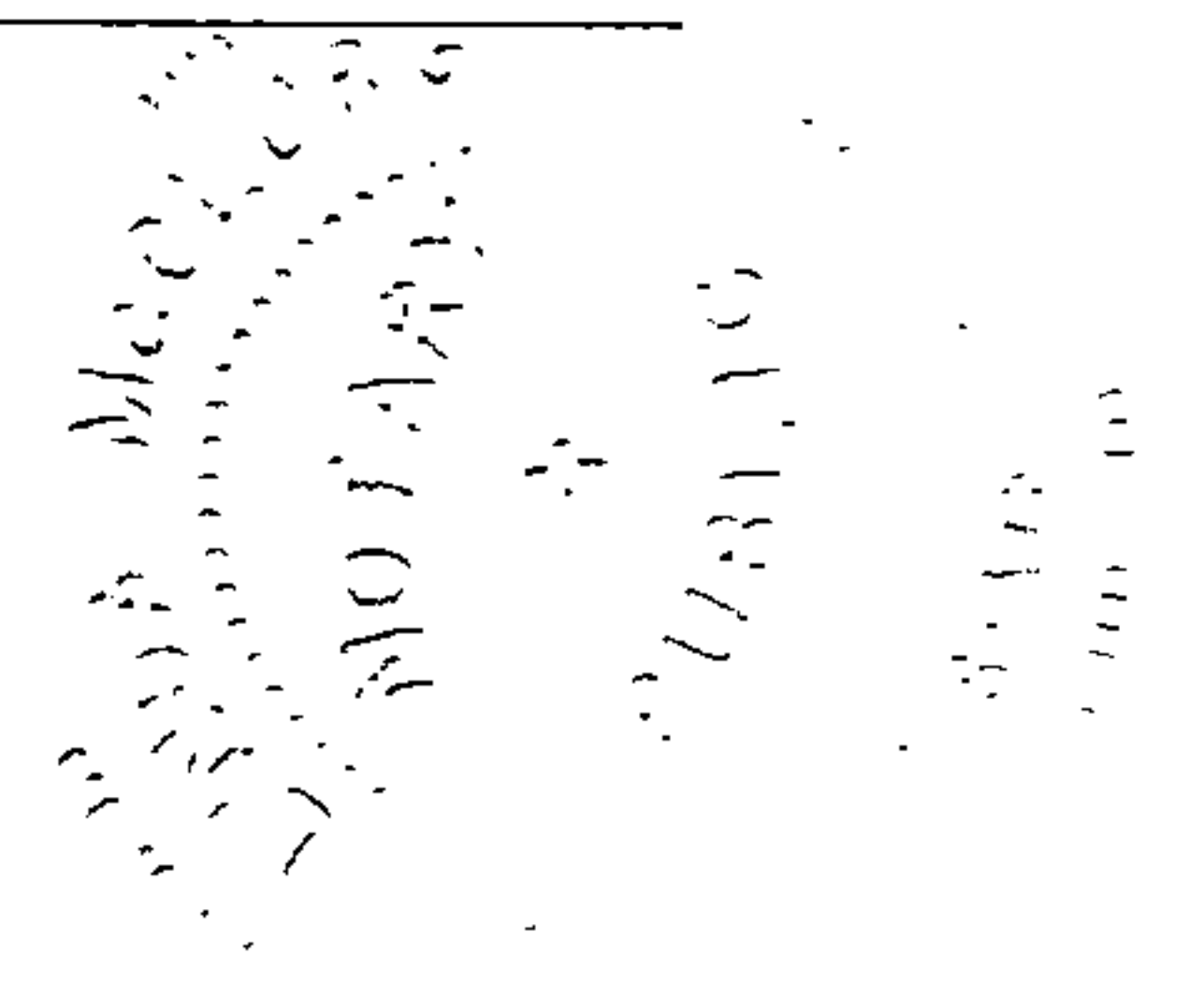
THE STATE OF ALABAMA
SHELBY COUNTY

I, Linda McClurg, a Notary Public in said County and in said State hereby certify that Heather Marie Klein whose name(s) (is/are) signed to the foregoing conveyance, and who (is/are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, (has/have) executed the same voluntarily on this day the same bears date.

Given under my hand, this 6 day of February, 2017

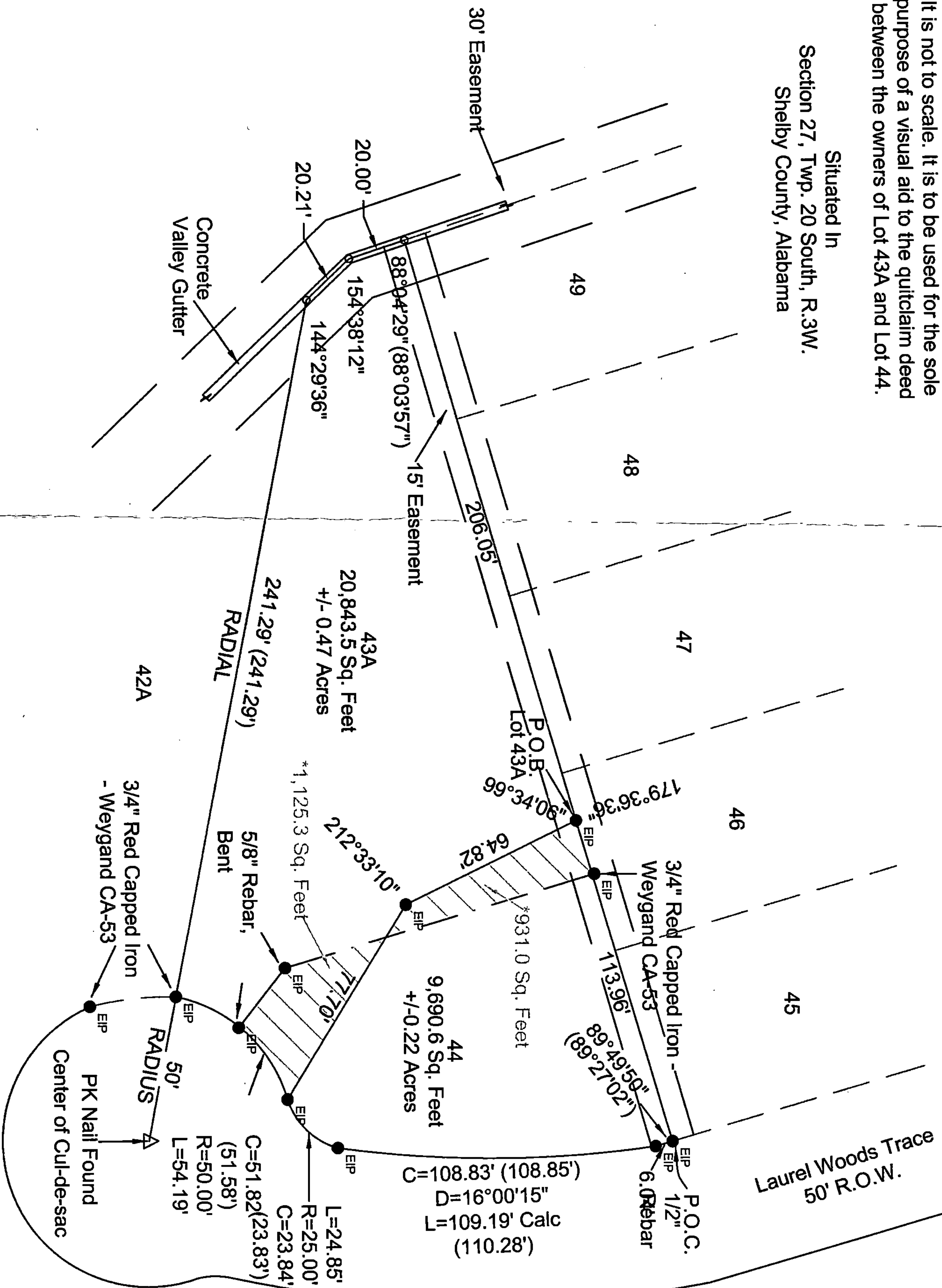
Linda McClurg
Notary Public

My Commission Expires: 1/5/1921

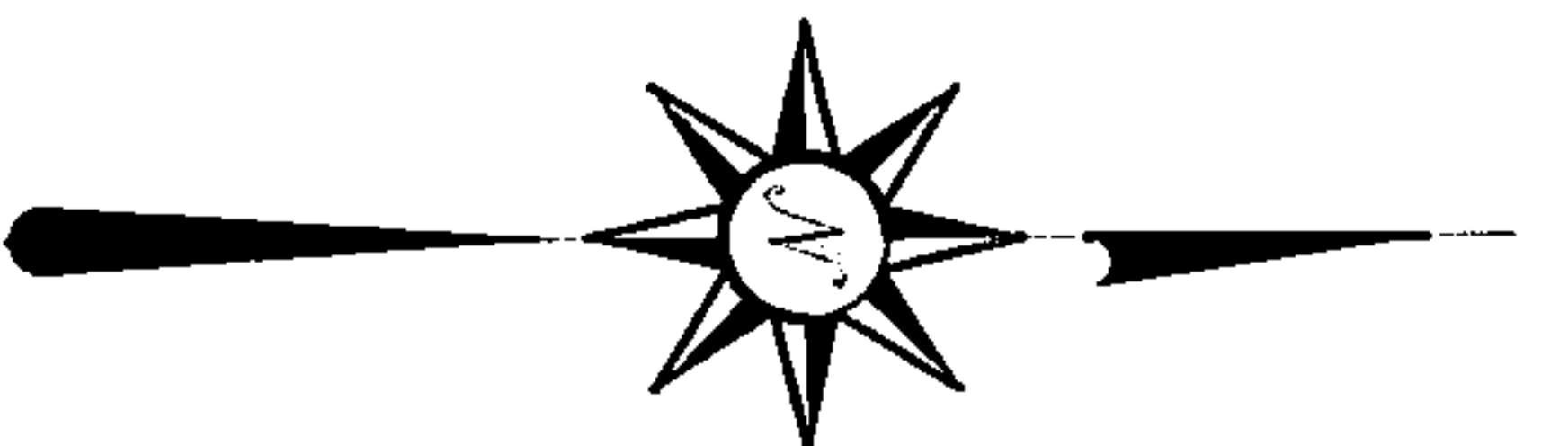


This drawing is not valid without the seal and signature of a registered land surveyor. It is not to scale. It is to be used for the sole purpose of a visual aid to the quitclaim deed between the owners of Lot 43A and Lot 44.

Situated In
Section 27, Twp. 20 South, R.3W.
Shelby County, Alabama



Laurel Woods Trace
50' R.O.W.



NOT TO SCALE



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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 William J. Klein
Mailing Address 405 LAUREL WOODS TRACE
HELENA, AL 35080

Grantee's Name ZACHARY W ANDERSON
Mailing Address AMY E. ANDERSON
409 LAUREL WOODS TRACE
HELENA, AL 35080

Property Address Part of lots 43A+44
Laurel Woods

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 4804.38

Shelby County, AL 12/17/2019
State of Alabama
Deed Tax: \$5.00

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



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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 12/17/19

Print W. J. Klein

Unattested Karen Nelson (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one