

**Prepared By**

Name: Jennie B. KLINGENBECK  
Address: 10 Augusta Way  
Shoal Creek  
State: AL Zip Code: 35242

**After Recording Return To**

Name: John Brooks KLINGENBECK  
Address: 261 Vineyard Lane  
BIRMINGHAM  
State: AL Zip Code: 35242

Shelby County, AL 03/18/2020  
State of Alabama  
Deed Tax: \$110.00



20200318000107930 1/3 \$138.00  
Shelby Cnty Judge of Probate, AL  
03/18/2020 03:31:12 PM FILED/CERT

Space Above This Line for Recorder's Use

**ALABAMA QUIT CLAIM DEED**

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of 1/2 interest  
One hundred & ten thousand (\$110,000.00) (xx) in hand paid to  
Jennie B. Klingenbeck a married woman, residing at Shelby,  
County of \_\_\_\_\_, City of Shoal Creek, State of ALABAMA  
(hereinafter known as the "Grantor(s)") hereby conveys and quitclaims to  
John Brooks Klingenbeck a single man, residing at Shelby,  
County of \_\_\_\_\_, City of BIRMINGHAM, State of Alabama  
(hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the  
following described real estate, situated in Shelby County, Alabama  
to-wit:

Deed to be in both names (1/2 interest each)

Lot 69, According to survey of Villas Belvedere as

Recorded in map 29, page 27, A+B in Shelby Co. Probate

**[INSERT LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]**

New Deed: Jennie B. Klingenbeck and/or John Brooks Klingenbeck

**To have and to hold**, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Jennie B. Klingenberg  
Grantor's Signature  
JENNIE KLINGENBECK  
Grantor's Name  
10 Augusta Way  
Address  
Shoal Creek, AL  
City, State & Zip 35242

John Brooks Klingewbeck  
Grantor's Signature Grantee  
JOHN Brooks KLINGEWBECK  
Grantor's Name Grantee  
261 Vineyard Lane  
Address  
Birmingham, AL 35242  
City, State & Zip

In Witness Whereof,

Greg Pugliese  
Witness's Signature  
Greg Pugliese  
Witness's Name  
925 56th Street S  
Address  
Birmingham, AL, 35212  
City, State & Zip

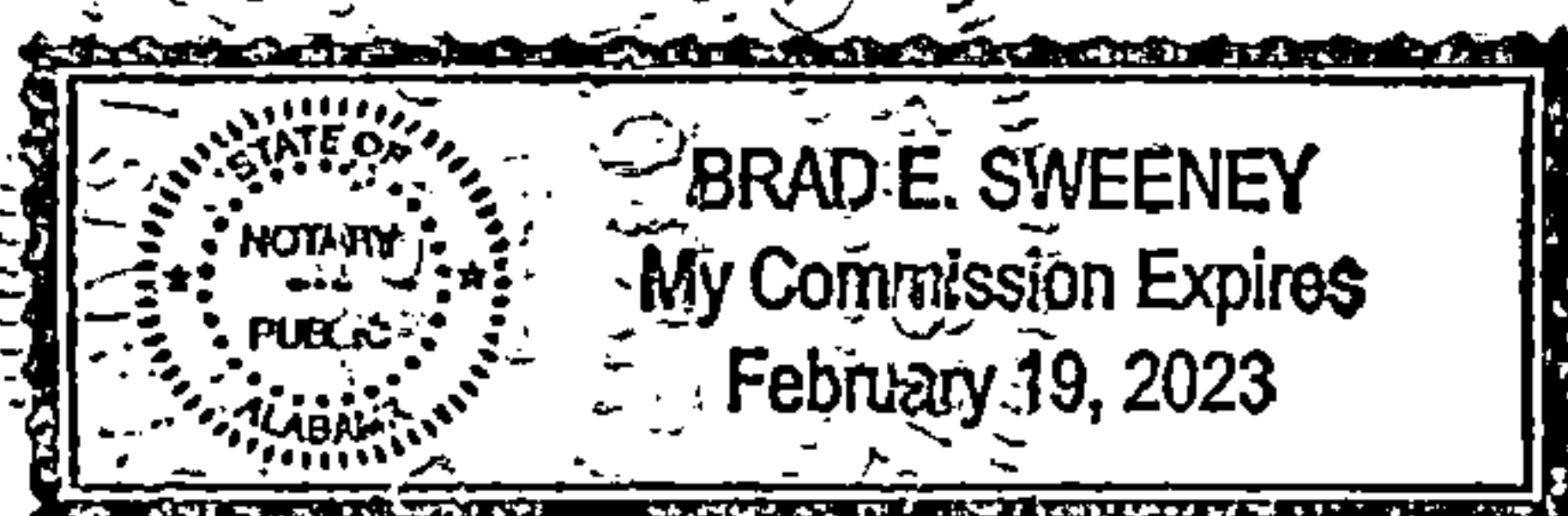
Don Neishul  
Witness's Signature  
Don Neishul  
Witness's Name  
1000 Eagle Lake Circle  
Address  
Birmingham AL 35244  
City, State & Zip

STATE OF ALABAMA)

COUNTY OF Shelby)

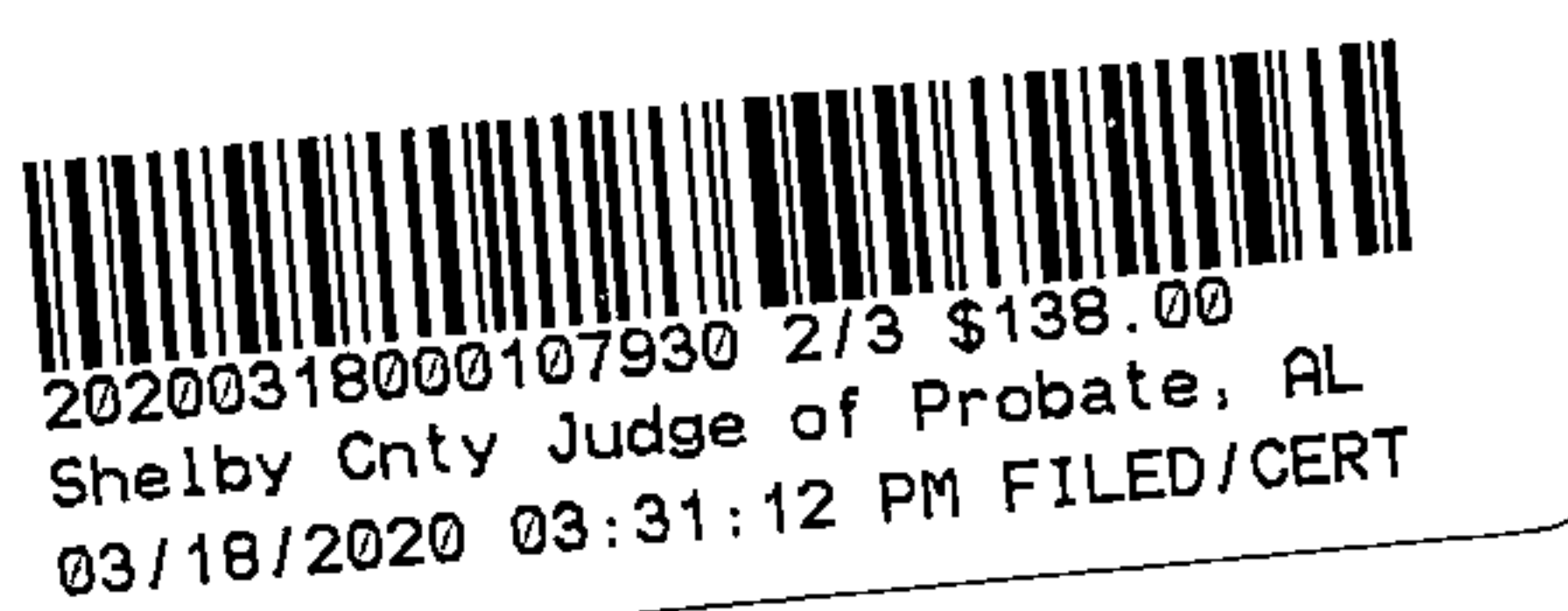
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JENNIE & JOHN Brooks KLINGEWBECK whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 17<sup>th</sup> day of March, 2020.



[Signature]  
Notary Public

My Commission Expires: 02/19/2023





# Real Estate Sales Validation Form

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

Grantor's Name Jennie Klingenberg Grantee's Name John Brooks Klingenberg  
Mailing Address 10 Augusta Way Mailing Address 261 Vineyard Lane  
Shoal Creek, AL B'ham, AL  
35242 35242

Property Address 261 Vineyard Lane Date of Sale 3-17-2020  
B'ham, AL Total Purchase Price \$  
35242 or  
Actual Value \$  
or  
Assessor's Market Value \$ 220,000.00 1/4

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 ☐ Appraisal  
☐ Sales Contract ☒ Other 1/2 interest in home  
☐ Closing Statement 261 Vineyard Lane, B'ham,  
AL, Shelby Co., AL

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 3-17-2020

Unattested

(verified by)

Print Jennie B. Klingenberg

Sign

Jennie B. Klingenberg  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20200318000107930 3/3 \$138.00  
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