

ORDER NO. 69608138-D

QUIT CLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Send Tax Notice to:
1064 PINE VALLEY DR
CALERA, AL 35040

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantors, **KENNETH E. VONHOLLEN and KATHY J. VONHOLLEN, both unmarried, formerly husband and wife, as joint tenants with right of survivorship,** in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantors, Grantors do, by these presents release, remise, quit-claim and convey unto **KENNETH E. VONHOLLEN, an unmarried man, herein referred to as Grantee, in fee simple,** together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama,** to-wit:

Tax Id Number(s): 34 3 06 3 001 015.000

LOT 232, ACCORDING TO THE SURVEY OF THE RESERVE AT TIMBERLINE, PHASE 3, AS RECORDED IN MAP BOOK 38, PAGE 53, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Commonly known as: 1064 PINE VALLEY DR, CALERA, AL 35040

Source of Title: INSTRUMENT NO. 20181203000422770

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining. The above conveyance includes all structures presently built, constructed, or set on the above described property.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

Homestead Clause: The above described property is the homestead of the grantee.


The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. The description was provided by the Grantors.

IN WITNESS WHEREOF, the said Grantors, who are authorized to execute this conveyance hereto sets its signature and seal, this the 9th day of March, 2021.

GRANTORS:

Witness


KENNETH E. VONHOLLEN


PCL 69608138DQTC01010102

STATE OF Alabama
COUNTY OF Jefferson

I, Chelsi S. Lucas, a Notary Public for the State of Alabama, do hereby certify that **KENNETH E. VONHOLLEN**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 5th day of March, 2021.

(NOTARY SEAL)

Chelsi S. Lucas
Notary Public, Alabama State At Large
My Commission Expires 11/01/2022

Chelsi S. Lucas
Notary Public
My commission expires: 11/01/2022

Witness

K. J. Vollen
KATHY J. VONHOLLEN

STATE OF Alabama
COUNTY OF Jefferson

I, Chelsi S. Lucas, a Notary Public for the State of Alabama, do hereby certify that **KATHY J. VONHOLLEN**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 5th day of March, 2021.

(NOTARY SEAL)

Chelsi S. Lucas
Notary Public, Alabama State At Large
My Commission Expires 11/01/2022

Chelsi S. Lucas
Notary Public
My commission expires: 11/01/2022

This instrument was prepared by:
Gregory M. Varner, Esq.
Attorney at Law
Post Office Box 338
Ashland, Alabama 36251
256-354-5464

PCL 69608138DQTC01010202

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Kenneth E. Vonhollen and
Mailing Address Kathy J. Vonhollen
1064 Pine Valley Drive
Calera, AL 35040

Grantee's Name Kenneth E. Vonhollen
Mailing Address 1064 Pine Valley Drive
Calera, AL 35040

Property Address 1064 Pine Valley Drive
Calera, AL 35040

Date of Sale MARCH 8, 2021
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 157,400.00 1/2 value - \$78,700.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/10/2021 10:29:32 AM
 \$107.00 CHARITY
 20210910000441790

The purchase price or actual value claimed Allen S. Bayl 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 6/29/21

Print KENNETH E. Vonhollen

☐ Unattested

Sign

Kenneth E. Vonhollen
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1