

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by
Sandy F. Johnson
Attorney at Law
3170 Highway 31 South
Pelham, Alabama 35124

20140331000089270
03/31/2014 11:27:36 AM
DEEDS 1/3

Send Tax Notice to:
(Name) Ludella Marie Klimt
(Address) 1335 Navajo Trail
Alabaster, Alabama 35007

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Ludella Marie Klimt, an unmarried woman, as the sole heir of Anton Frank Klimt**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Ludella Marie Klimt** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 19, according to the survey of Navajo Hills, Fourth Sector, as recorded in Map Book 5, Page 95, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

LESS AND EXCEPT a parcel of land described as being a part of Lot 19, Navajo Hills, Fourth Sector, as recorded in Map Book 5, Page 95 in the Probate Office of Shelby County, Alabama and more particularly described as beginning at the Southwest corner of Lot 19, and run North along the West line 90.1 feet to the point of beginning; thence an angle right of 66 degrees, 31 minutes, 16 seconds a distance of 7.4 feet; thence an angle left of 77 degrees, 56 minutes, 03 seconds a distance of 34.3 feet; thence an angle left of 168 degrees, 35 minutes, 13 seconds a distance of 36.57 feet to the point of beginning; being situated in Shelby County, Alabama.

REFERENCE IS HEREBY MADE TO THE HEIRSHIP AFFIDAVIT HERETO ATTACHED AS EXHIBIT "A", SAME OF WHICH IS FULLY INCORPORATED HEREWITH.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

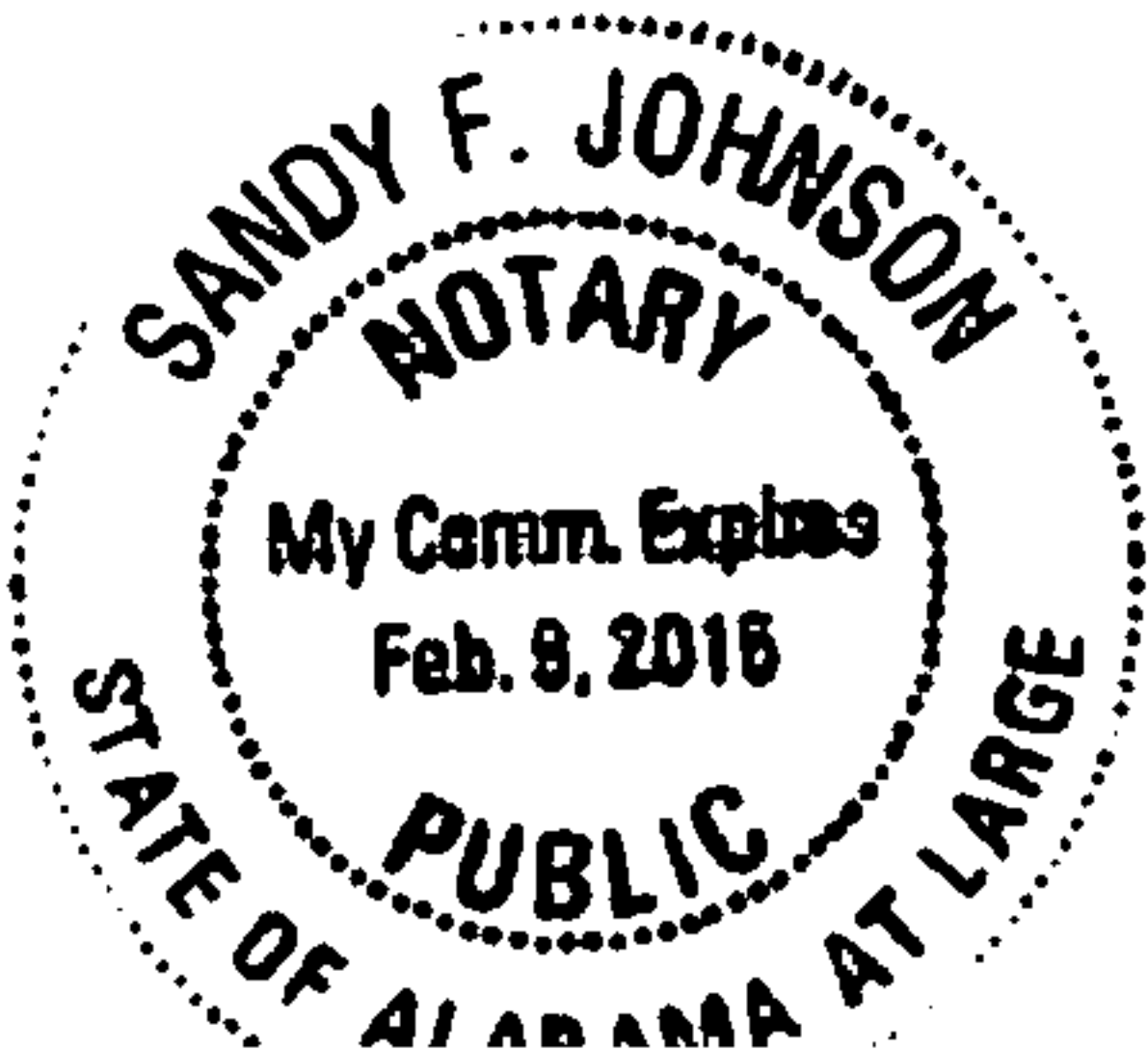
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 27th day of March, 2014.

Ludella Marie Klimt
Ludella Marie Klimt

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Ludella Marie Klimt**, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of March, 2014.



Sandy F. Johnson
Notary Public
My commission expires: _____

STATE OF ALABAMA)
COUNTY OF SHELBY)

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HEIRSHIP AFFIDAVIT

COME NOW Ludella Marie Klimt, as "Affiant" herein, and after first having been duly sworn, said Affiant does hereby depose and say as follows:

1. That the Affiant have personal knowledge of the facts stated herein, Affiant is over the age of nineteen (19) years, Affiant is of sound mind and competent to execute this Affidavit.
2. On May 29, 1992, Anton Frank Klimt, pursuant to instrument recorded at Instrument #1992-09961, in the Office of the Probate Judge, Shelby County, Alabama, received a conveyance of certain real estate situated in Shelby County, Alabama. The above referenced real estate is hereinafter described, as follows:

Lot 19, according to the survey of Navajo Hills, Fourth Sector, as recorded in Map Book 5, Page 95, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

LESS AND EXCEPT a parcel of land described as being a part of Lot 19, Navajo Hills, Fourth Sector, as recorded in Map Book 5, Page 95 in the Probate Office of Shelby County, Alabama and more particularly described as beginning at the Southwest corner of Lot 19, and run North along the West line 90.1 feet to the point of beginning; thence an angle right of 66 degrees, 31 minutes, 16 seconds a distance of 7.4 feet; thence an angle left of 77 degrees, 56 minutes, 03 seconds a distance of 34.3 feet; thence an angle left of 168 degrees, 35 minutes, 13 seconds a distance of 36.57 feet to the point of beginning; being situated in Shelby County, Alabama.

3. On or about February 1, 2010, Anton Frank Klimt died testate, and his Will was never submitted to probate, and no such probate proceedings are anticipated.
4. Upon the date of the decease of Anton Frank Klimt, he left the following heirs and next-of-kin to survive him:

Ludella Marie Klimt
Surviving Wife
1335 Navajo Trail
Alabaster, Alabama 35007

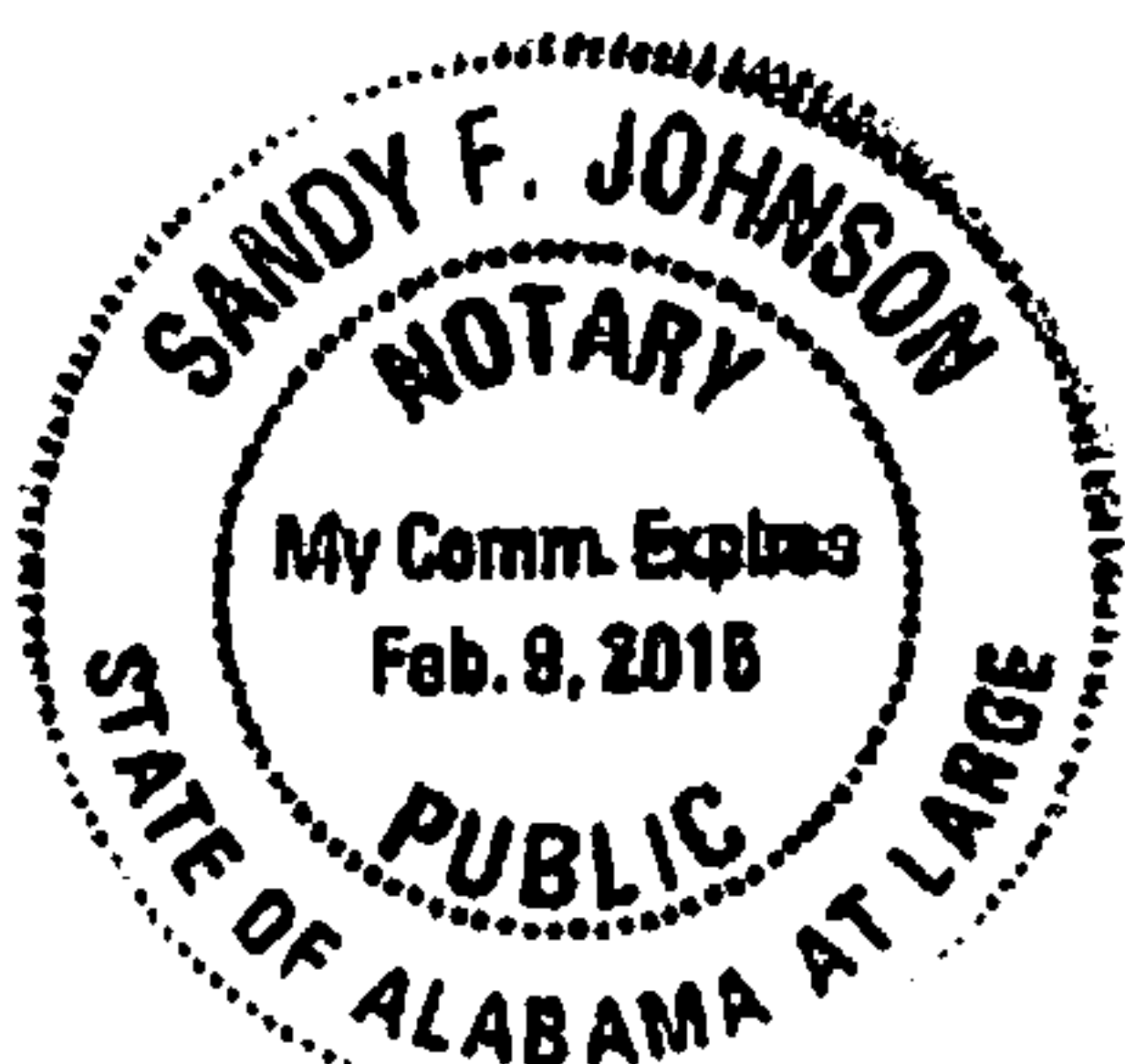
5. The above designated survivor, who is the only heir and next of kin of Anton Frank Klimt, is over the age of nineteen (19) years, and of sound mind. Furthermore, Anton Frank Klimt left to survive him no natural children, adopted children, or survivors thereof.
6. All debts and charges against the estate of Anton Frank Klimt have heretofore been paid and satisfied.

Ludella Marie Klimt
Ludella Marie Klimt

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Ludella Marie Klimt**, whose name is signed to the foregoing Heirship Affidavit, and who is known to me, acknowledged before me on this day, that being informed of the contents of the affidavit, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of March, 2014.



Sandy F. Johnson
Notary Public
My commission expires: _____

Real Estate Sales Validation Form

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

Grantor's Name Ludella Maria Klimt
Mailing Address 1335 Navajo Trail
Alabaster, AL 35007

Grantee's Name Ludella Marie Klimt
Mailing Address 1335 Navajo Trail
Alabaster, AL 35007

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Property Address 1335 Navajo Trail
Alabaster, AL 35007

Date of Sale 3/27/2014

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 125,300.00

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

☐ Appraisal

☐ Sales Contract

☒ Other Non-Taxable Estate Transfer

☐ Closing Statement

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 3/27/14

Print Sandy F. Johnson

Unattested

Sign [Signature]

(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
03/31/2014 11:27:36 AM
\$20.50 CHERRY
20140331000089270



Form RT-1