

This instrument was prepared by:  
Jonathan A. Spann  
Morrison & Spann, LLC  
101 North Main Street  
Post Office Box 278  
Columbiana, AL 35051

SEND TAX NOTICE TO:  
Ed and Sandra Bahr  
3922 Westover Road  
Westover, AL 35147

**QUIT CLAIM DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS:**

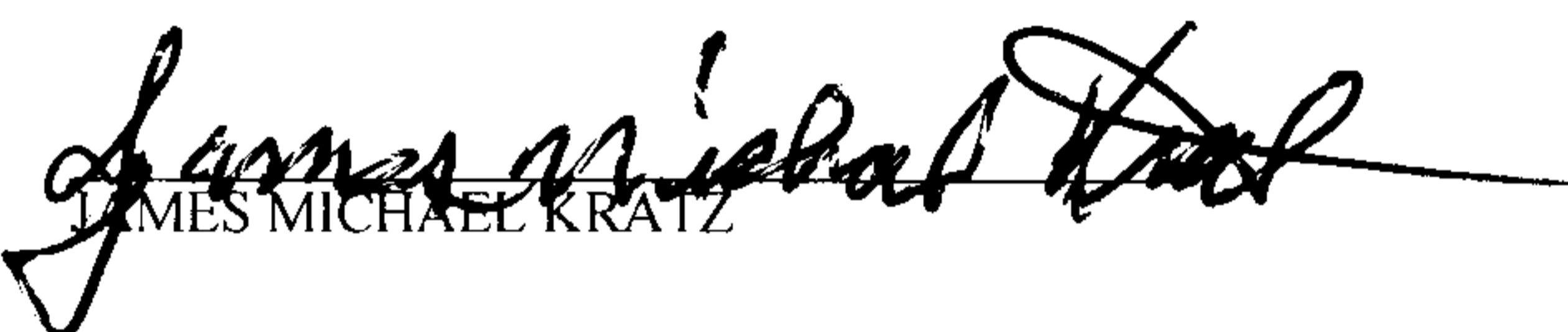
That in consideration of ten and 00/100 dollars (\$10.00), pursuant to the agreement reached by the parties in case number 58-CV-2014-901294, and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, James Michael Kratz, an unmarried man, hereby remises, releases, quit claims, grants, sells and conveys to Ed Bahr, a married man, and Sandra Bahr, a married woman, (herein referred to as "Grantees"), their heirs and assigns forever, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of Land situated in the Southwest 1/4 of the Southwest 1/4 of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at a 2" capped iron found at the Southeast corner of the SW 1/4 of the SW 1/4 of Section 22, Township 19 South, Range 1 East, thence run West along the South line of said 1/4 - 1/4 Section for a distance 311.86 feet to a iron pin found with a SSI cap at the point of beginning; thence continue along last described course for a distance of 22.00 feet to an iron pin set with a SSI cap; thence turn an angle to the right of 90 degrees, 41 minutes, 13 seconds and run in a Northerly direction for a distance of 143.89 feet to an iron pin set with a SSI cap; thence turn an angle to the right of 89 degrees, 17 minutes, 04 seconds and run in an Easterly direction for a distance of 22.00 feet to an iron pin found with a SSI cap; thence turn an angle to the right of 90 degrees, 42 minutes, 56 seconds and run in a Southerly direction for a distance of 143.91 feet to the point of beginning. Said parcel of land containing 3,165 square feet, more or less.

TO HAVE AND TO HOLD unto the said GRANTEEES, and their and assigns forever.

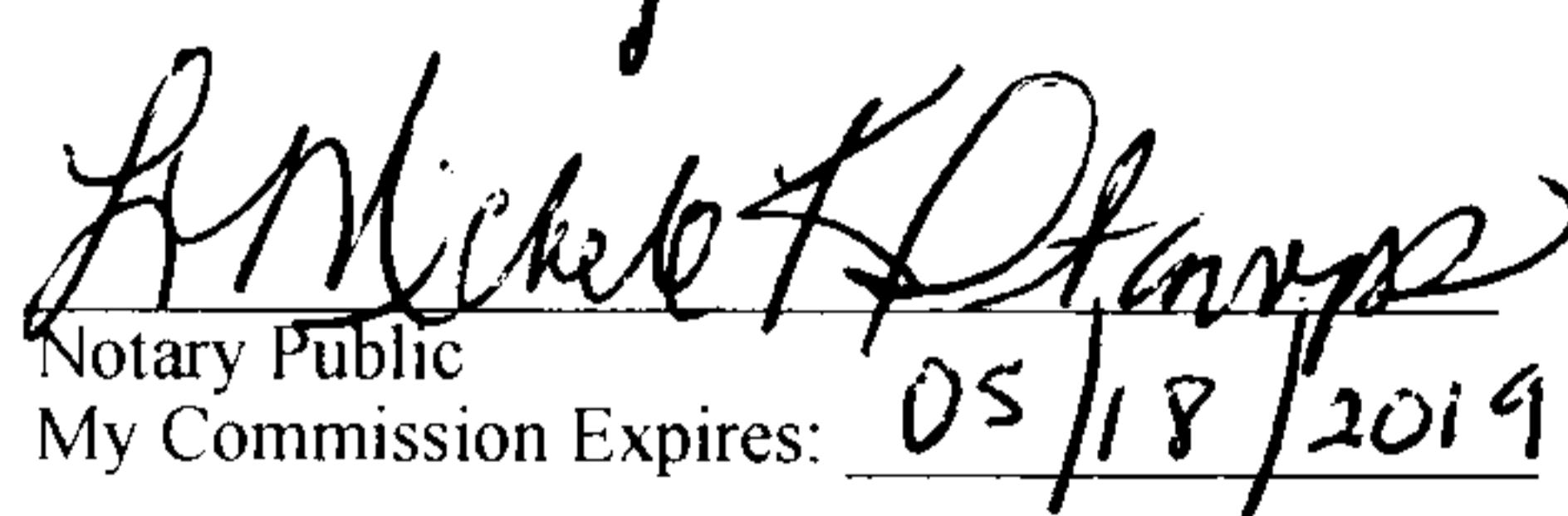
May IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 20<sup>th</sup> day of May, 2015.

  
JAMES MICHAEL KRATZ

**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES MICHAEL KRATZ, an unmarried man, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20<sup>th</sup> day of May, 2015.

  
Notary Public  
My Commission Expires: 05/18/2019

Shelby County, AL 06/02/2015  
State of Alabama  
Deed Tax: \$.50



20150602000182180 1/2 \$17.50  
Shelby Cnty Judge of Probate, AL  
06/02/2015 09:20:55 AM FILED/CERT

# Real Estate Sales Validation Form

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

Grantor's Name

James Kratz

Mailing Address

4086 Westover Road  
Westover, AL 35147

Grantee's Name

Pd Bahr

Mailing Address

3911 Westover Road  
Westover, AL 35147

Property Address

No address assigned

Date of Sale

May 10, 2015

Total Purchase Price \$

or

Actual Value

\$100.00

\* 22 feet

of property

or

Assessor's Market Value \$

20150602000182180 2/2 \$17.50  
Shelby Cnty Judge of Probate, AL  
06/02/2015 09:20:55 AM FILED/CERT

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

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 \_\_\_\_\_

Print

Hollie Campbell

Unattested \_\_\_\_\_

Sign

Hollie Campbell

(verified by)

(Grantor/Grantee/Owner/Agent) circle one