20150929000339980 09/29/2015 01:53:07 PM DEEDS 1/3

Document Prepared By: Shannon R. Crull, P. C. 3009 Firefighter Lane Birmingham, Alabama 35209

Send Tax Notice To:

679 Old Cahasally Helena, Mr. 35080

GENERAL WARRANTY DEED With right of survivorship

STATE OF ALABAMA	}	
COUNTY OF SHELBY	}	KNOW ALL MEN BY THESE PRESENTS

That in consideration of One Hundred Seventy Thousand and No/100 Dollars (\$170,000.00) to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, Kristina Klamer and Matthew J. Klamer, wife and husband, (herein referred to as Grantors), do hereby grant, sell, bargain and convey unto Tyler Alan Harris and Kellye Schwarz Harris, (herein referred to as Grantees), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Shelby County, Alabama to wit:

Lot 205, according to the Amended Map of Old Cahaba, Willow Run Sector, as recorded in Map Book 25, Page 127, in the Probate Office of Shelby County, Alabama.

Subject to easements, rights of way, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

Kristina Klamer is formerly known as Kristina L. Frost. They are one and the same person, 46920.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves, and our heirs, executors and administrators covenant with the said Grantee(s), their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, the said Grantors hereunto set their hands and seals on the date stated in the Notary Acknowledgment, however the same shall not be effective until the day of September 2015.

Matthew J. Klamer (SEAL)

Listra Glaner (SEA)

STATE OF ALCONOTY OF Letters

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Matthew J. Klamer and Kristina Klamer**, whose names are signed to the foregoing deed and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of September 2015.

Notary Seal

My commission expires:



Filed and Recorded Official Public Records Judge James W. Fuhrmeister, Probate Judge, **County Clerk**

Shelby County, AL 09/29/2015 01:53:07 PM 20150929000339980 09/29/2015 01:53:07 PM DEEDS 3/3

Form RT-1

\$23.50 JESSICA 20150929000339980

Real Estate Sales Validation Form

This Decument must be filed in accordance with Code of Alabama 1075 Section 10.22 1

		dance with Code of Alabama 1975, Section 40-22-1
Grantor's Name Mailing Address	2968 Bear Geek Ad	Grantee's Name Hazzis Mailing Address タフタ のる ぐっちゃん ロング
	51000000000000000000000000000000000000	Helena, AL 35050
		TIESTER DE DOCUMENTO
Property Address	679 old Cahaba Dr	Date of Sale 9124115
	Helena, Mr. 35080	Total Purchase Price \$ 170,000
	· · -	Actual Value \$
		or
		Assessor's Market Value \$
•	ne) (Recordation of docume	his form can be verified in the following documentary entary evidence is not required) Appraisal Other
•	document presented for recor this form is not required.	rdation contains all of the required information referenced
		nstructions
	d mailing address - provide th ir current mailing address.	ne name of the person or persons conveying interest
Grantee's name and to property is being	-	he name of the person or persons to whom interest
Property address -	the physical address of the p	property being conveyed, if available.
Date of Sale - the	date on which interest to the	property was conveyed.
•	e - the total amount paid for the instrument offered for re-	the purchase of the property, both real and personal, cord.
conveyed by the in	- · · · · · · · · · · · · · · · · · · ·	ne true value of the property, both real and personal, being This may be evidenced by an appraisal conducted by a rket value.
excluding current urresponsibility of val	se valuation, of the property	etermined, the current estimate of fair market value, as determined by the local official charged with the curposes will be used and the taxpayer will be penalized 1).
accurate. I further u		that the information contained in this document is true and tements claimed on this form may result in the imposition § 40-22-1 (h).
Date 9/24/15		Print Amy Florine Courtney
Unattested		Sign
	(verified by)	(Granter/Grantee/Owner/Agent) circle one