

20151027000373400  
10/27/2015 09:48:50 AM  
DEEDS 1/4

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

Send Tax Notice To:  
Matthew J. + Kristina Klammer  
2468 Bear Creek Rd  
Sterrett, AL 35147

**GENERAL WARRANTY DEED**  
With right of survivorship

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

That in consideration of **Four Hundred Four Thousand and No/100 Dollars (\$404,000.00)** to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Jerry Klammer, a married man**, (herein referred to as **Grantor**), do hereby grant, sell, bargain and convey unto **Kristina Klammer and Matthew J. Klammer, (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:

**SEE ATTACHED EXHIBIT A**

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

This property is not the homestead of the grantor nor that of his spouse.

323,200.00 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 I do for myself, and my heirs, executors and administrators covenant with the said Grantee(s), their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will and my 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.

IN WITNESS WHEREOF, the said **Grantor** hereunto set his hand and seal on the date stated in the Notary Acknowledgment, however the same shall not be effective until the 23<sup>rd</sup> day of October, 2015.

Jerry Klammer (SEAL)  
Jerry Klammer

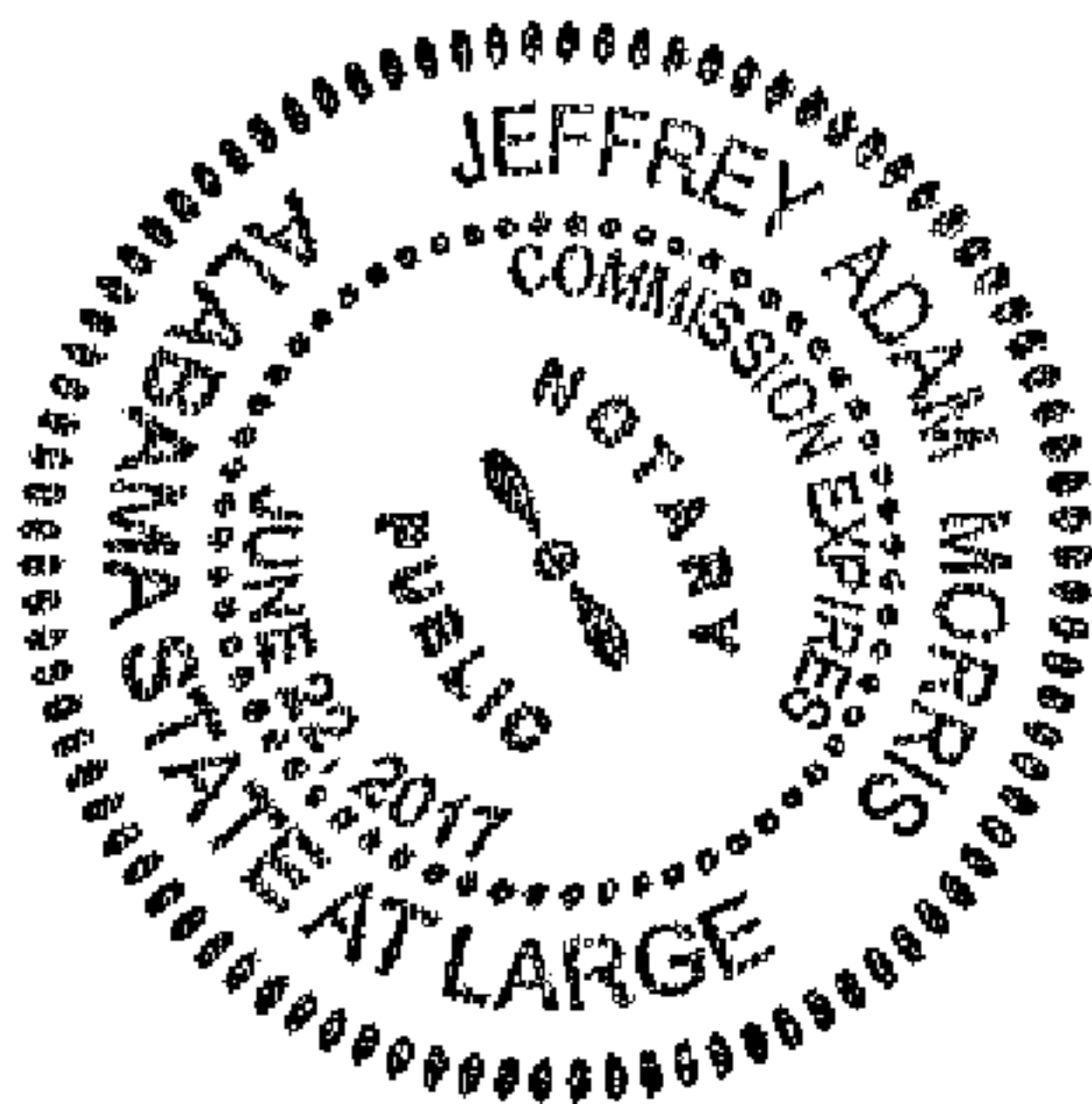
STATE OF Al  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jerry Klammer**, whose name is 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, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23<sup>rd</sup> day of October, 2015.

Notary Seal

Notary Public: [Signature]  
My commission expires: 6/22/17



**EXHIBIT A**  
**LEGAL DESCRIPTION**

A PART OF THE NW 1/4 OF THE SE 1/4; AND THE SOUTHWEST 1/2 OF THE NE 1/4 OF THE SE 1/4, SECTION 15, TOWNSHIP 19 SOUTH, RANGE 1 WEST; SHELBY COUNTY, ALABAMA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15, TOWNSHIP 19 SOUTH, RANGE 1 WEST; THENCE NORTHWEST ALONG THE NORTHEAST DIAGONAL LINE OF SAID SOUTHWEST 1/2 OF THE NE 1/4 OF THE SE 1/4 FOR A DISTANCE OF 916.56 FEET, TO THE POINT OF BEGINNING; THENCE LEFT 99 DEGREES 41 MINUTES 58 SECONDS SOUTHWESTERLY FOR A DISTANCE OF 462.14 FEET; THENCE RIGHT 90 DEGREES NORTHWESTERLY FOR A DISTANCE OF 407.0 FEET; THENCE RIGHT 90 DEGREES NORTHEASTERLY FOR A DISTANCE OF 607.86 FEET, TO THE NORTHEAST DIAGONAL LINE OF SAID SOUTHWEST 1/2 OF THE NE 1/4 OF THE SE 1/4; THENCE RIGHT 99 DEGREES 41 MINUTES 58 SECONDS SOUTHEAST ALONG SAID LINE FOR A DISTANCE OF 432.25 FEET TO THE POINT OF BEGINNING.

ALSO, A 20 FOOT ROAD EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHWEST 1/2 OF THE NE 1/4 OF THE SE 1/4, AND NW 1/4 OF THE SE 1/4, SECTION 15, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 15, TOWNSHIP 19 SOUTH, RANGE 1 WEST; THENCE NORTHWEST ALONG THE NORTHEAST DIAGONAL LINE OF SAID SOUTHWEST 1/2 OF THE NE 1/4 OF THE SE 1/4, FOR A DISTANCE OF 916.56 FEET; THENCE LEFT 99 DEGREES 41 MINUTES 58 SECONDS SOUTHWEST FOR A DISTANCE OF 462.14 FEET; THENCE 90 DEGREES, NORTHWESTERLY, FOR A DISTANCE OF 399.10 FEET TO POINT OF BEGINNING OF CENTERLINE OF SURVEY OF 20 FOOT WIDE ROAD EASEMENT; THENCE LEFT 44 DEGREES 51 MINUTES 53 SECONDS SOUTHWESTERLY, FOR A DISTANCE OF 161.04 FEET; THENCE LEFT 9 DEGREES 13 MINUTES 51 SECONDS SOUTHWESTERLY, FOR A DISTANCE OF 115.10 FEET; THENCE LEFT 1 DEGREE 34 MINUTES 19 SECONDS SOUTHWESTERLY, FOR A DISTANCE OF 121.92 FEET; THENCE RIGHT 43 DEGREES 01 MINUTES 59 SECONDS NORTHWESTERLY FOR A DISTANCE OF 96.10 FEET; THENCE RIGHT 46 DEGREES 13 MINUTES 47 SECONDS NORTHWESTERLY, FOR A DISTANCE OF 74.82 FEET; THENCE RIGHT 12 DEGREES 38 MINUTES 48 SECONDS NORTHWESTERLY FOR A DISTANCE OF 96.77 FEET; THENCE RIGHT 26 DEGREES 12 MINUTES 51 SECONDS NORTHEASTERLY FOR A DISTANCE OF 125.23 FEET; THENCE LEFT 29 DEGREES 22 MINUTES 02 SECONDS NORTHWESTERLY, FOR A DISTANCE OF 124.29 FEET; THENCE LEFT 12 DEGREES 55 MINUTES 21 SECONDS NORTHWESTERLY FOR A DISTANCE OF 102.78 FEET; THENCE LEFT 7 DEGREES 57 MINUTES 32 SECONDS NORTHWESTERLY FOR A DISTANCE OF 88.27 FEET TO THE SOUTHEAST ROW OF SHELBY COUNTY HIGHWAY NO. 43 TO POINT OF ENDING. SAID 20 FOOT WIDE ROAD EASEMENT BEING 10 FEET LEFT OF CENTERLINE AND 10 FEET RIGHT DESCRIBED CENTERLINE OF SURVEY.

## Real Estate Sales Validation Form

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

Grantor's Name Jeff Klamer Grantee's Name Matthew J. Klamer  
 Mailing Address 112 Cartwood Dr Mailing Address Kristin Klamer  
Chesapeake AL 35043 2468 Bear Creek Rd  
Stevett AL 35147

Property Address 2468 Bear Creek Rd Date of Sale 10/23/15  
Stevett AL 35147 Total Purchase Price \$ 404,000.00  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ \_\_\_\_\_

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  
☐ 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 10/23/15Print Jeff Klamer☒ Unattested

Sign \_\_\_\_\_

(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  
 10/27/2015 09:48:50 AM  
 \$104.00 CHERRY  
 20151027000373400

Print Form

Form RT-1