

20160419000128420 1/3 \$118.00  
Shelby Cnty Judge of Probate, AL  
04/19/2016 01:28:08 PM FILED/CERT

Commitment Number: 201603020

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording, Send To:

Please return after recording to:  
Republic Title Agency, Inc  
55 West Central Avenue  
Springboro, Ohio 45066

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**09-7-36-1-002-037.000**

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### QUITCLAIM DEED

**Kim E. Kohler**, married, former spouse of Grantee, hereinafter grantor, of Calhoun County, Alabama, without consideration paid, grants and quitclaims to **Lisa Oglesby Conner f/k/a Lisa Kohler**, married, former spouse of Grantor, hereinafter grantee, whose tax mailing address is **3052 Madison Lane, Chelsea, AL 35043**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

**This property is NOT part of the homestead of the grantor or the spouse of the grantor**

**SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT: LOT 2-37, ACCORDING TO THE PLAT OF CHELSEA PARK 2ND SECTOR AS RECORDED IN MAP BOOK 34, PAGE 22 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**Property Address is: 3052 Madison Lane, Chelsea, AL 35043**

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

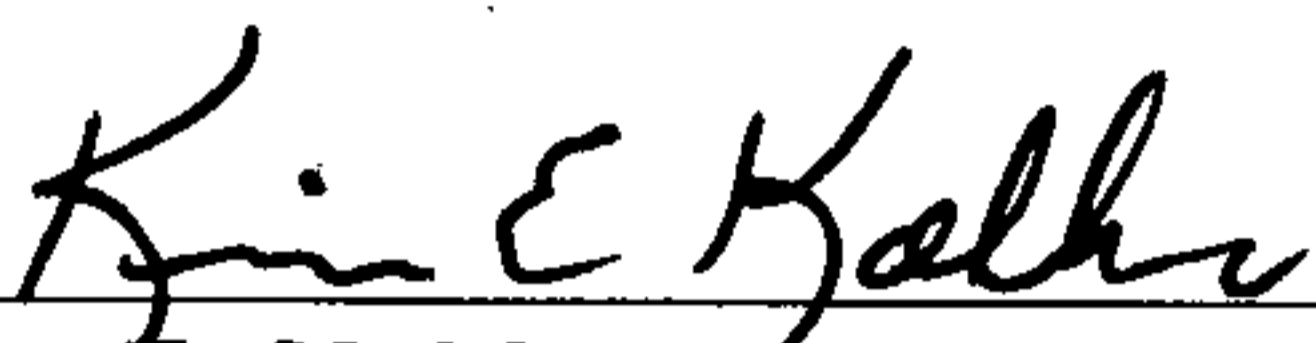
Shelby County, AL 04/19/2016  
State of Alabama  
Deed Tax: \$98.00

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **20080616000243570**


Executed by the undersigned on this 25<sup>th</sup> day of March, 2016:


  
\_\_\_\_\_  
Kim E. Kohler

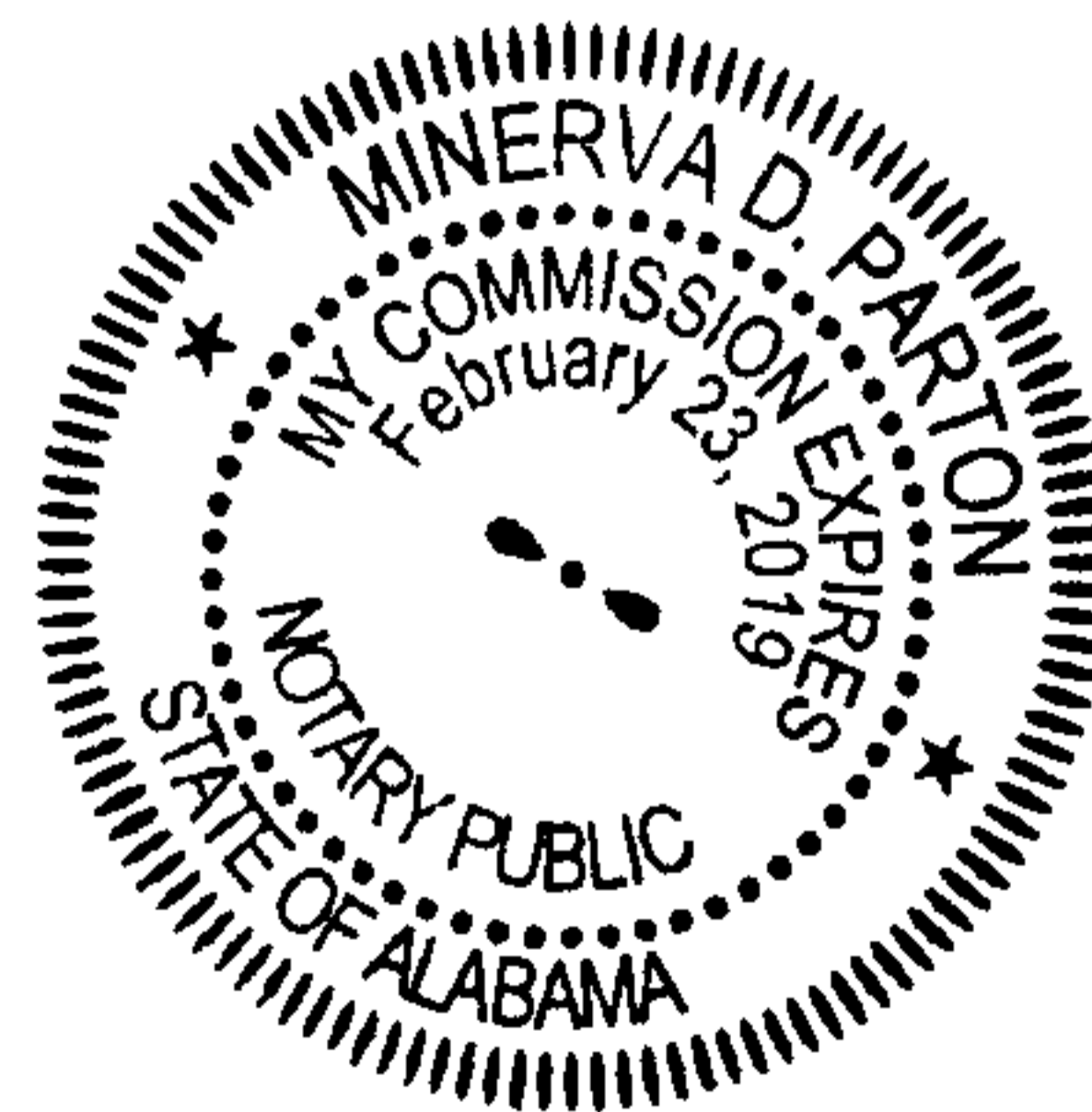
STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Kim E. Kohler** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 25<sup>th</sup> day of March, 2016

  
\_\_\_\_\_  
Notary Public

  
20160419000128420 2/3 \$118.00  
Shelby Cnty Judge of Probate, AL  
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Real Estate Sales Validation Form

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

Grantor's Name Kim E. Kohler
Mailing Address 362 Yellow Jacket Lane
Oxford, AL 36203

Grantee's Name Lisa Oglesby Conner f/k/a Lisa Kohler
Mailing Address 3052 Madison Lane
Chelsea, AL 35043

Property Address 3052 Madison Lane
Chelsea, AL 35043

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 195,400.00

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
Sales Contract
Closing Statement
Appraisal
X Other (1/2) Assessor's Market Value

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 3-25-2016

Print Kim E Kohler

Unattested

Sign Kim E Kohler

(verified hv)

(Grantor/Grantee/Owner/Agent) circle one

