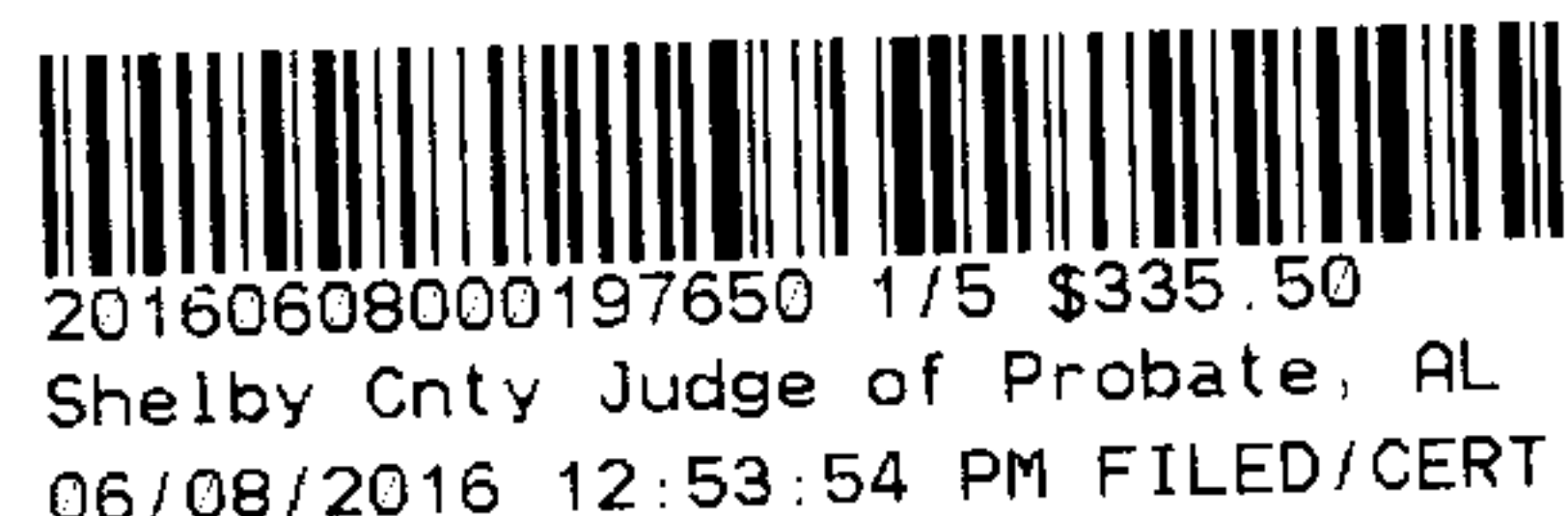


THIS DEED PREPARED WITHOUT BENEFIT OF A TITLE SEARCH

This document prepared by:
Jack T. Carney
Carney Dye, LLC
P.O. Box 43647
Birmingham, Alabama 35243
(205) 802-0696

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)



- Above This Line Reserved for Official Use -

QUITCLAIM DEED
(Reserved Life Estates)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Emmett Theodore Kohler**, a married man, and **Maxie Pate Kohler**, a married woman, hereinafter referred to as "Grantors," do hereby grant, convey and warrant unto **Missia Elizabeth Kohler-Skinner**, a married woman, hereinafter referred to as "Grantee," any interest the Grantors own in the following land and property, together with all improvements located thereon, lying in the County of Shelby, State of Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

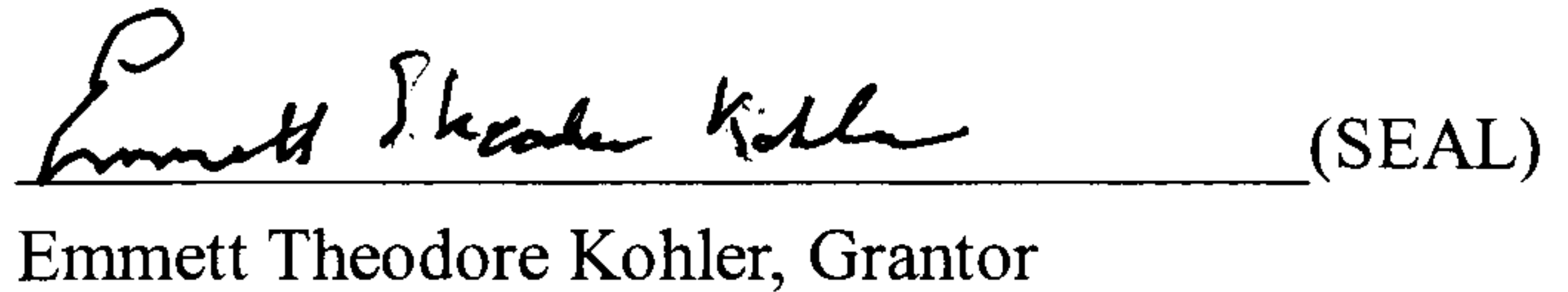
Subject to all existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject also to joint life estates retained by Emmett Theodore Kohler and Maxie Pate Kohler, Grantors. The property in question is the homestead of the Grantors.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging, subject to the joint life estate above.


Shelby County, AL 06/08/2016
State of Alabama
Deed Tax: \$309.50

IN WITNESS WHEREOF, this instrument was executed, signed and delivered by the undersigned on this the 1st day of June, 2016.



STATE OF ALABAMA)
)
) ACKNOWLEDGMENT
COUNTY OF JEFFERSON)

WITNESS my signature this the 1st day of June, 2016.


Signature of Notary Public

My Commission expires: 07/25/2016



20160608000197650 3/5 \$335.50
Shelby Cnty Judge of Probate, AL
06/08/2016 12:53:54 PM FILED/CERT

STATE OF ALABAMA

)

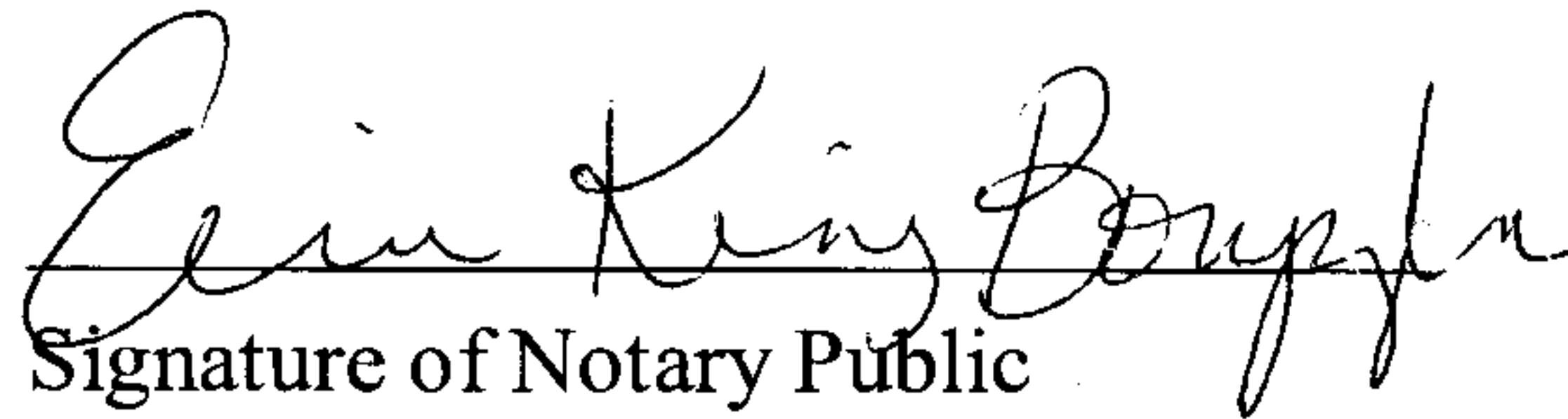
) ACKNOWLEDGMENT

COUNTY OF JEFFERSON

)

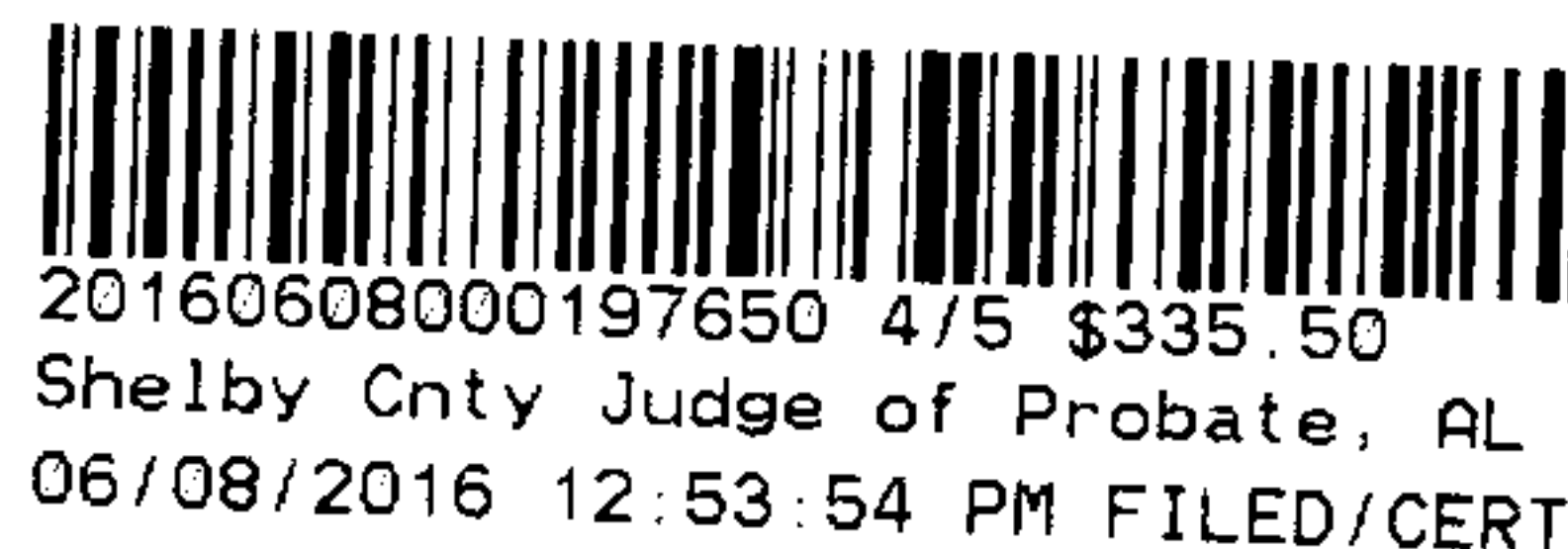
I, a Notary Public, within and for the State and County aforesaid, do hereby certify that the foregoing conveyance of real property was this day produced to me in the above State and County by Maxie Pate Kohler and was executed and acknowledged by her to be her free act and voluntary deed.

WITNESS my signature this the 1st day of JUNE, 2016.


Signature of Notary Public

My Commission expires: 07/23/2016

EXHIBIT "A"
LEGAL DESCRIPTION



Lot 25, according to the Survey of Final Plat of The Mixed Use Subdivision Inverness Highlands, as recorded in Map Book 34, page 45, in the Probate Office of Shelby County, Alabama.


SUBJECT TO: 1) Taxes and assessments for the year 2005, and subsequent years, which are not yet due and payable; 2) Easement to Southern Bell Telephone and Telegraph Company recorded in Volume 320, page 878, in the Probate Office of Shelby County, Alabama; 3) Easement to Water Works Board of the City of Birmingham recorded in Volume 312, page 926, in the Probate Office of Shelby County, Alabama; 4) Easement recorded in Volume 347, page 866, in the Probate Office of Shelby County, Alabama; 5) Easement for Alabama Power Company recorded in Real 340, page 804, Real 348, page 751, Misc. Volume 14, page 424, Real 34, page 614, Real 84, page 298, Real 340, Page 816, Real 105, page 875 and Real 131, page 763, in the Probate Office of Shelby County, Alabama; 6) Restrictions appearing of record in Real 268, page 605, in the Probate Office of Shelby County, Alabama; 7) Easement to Shelby County Education Board recorded in Instrument 1999-29881, in the Probate Office of Shelby County, Alabama; 8) Easement to BellSouth Telecommunications recorded in Instrument 1999-29883, in the Probate Office of Shelby County, Alabama; 9) Declaration of Protective Covenants (Commercial) as recorded in Instrument 20031205000788490, in the Probate Office of Shelby County, Alabama; 10) Declaration of Protective Covenants (Residential) recorded in Instrument 20031205000788490; 11) Right of Way granted to Alabama Power Company by instrument recorded in Instrument 20050204000058110, in the Probate Office of Shelby County, Alabama; 12) Restrictions or Covenants recorded in Instrument 20050110000014390, in the Probate Office of Shelby County, Alabama; 13) Building line(s) as shown by recorded Map; 14) Easement(s) as shown by recorded Map.

Real Estate Sales Validation Form

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

Grantor's Name Emmett Theodore + Marie Pate Kohler Grantee's Name Elizabeth Kohler-Skinner
Mailing Address 3041 Valley Ridge Rd Mailing Address 555 West Briar place
Birmingham, AL 35242 Apt. 202
Chicago, IL 60657

Property Address 3041 Valley Ridge Rd Date of Sale 6/1/2016
Birmingham, AL 35242 Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 309,500


20160608000197650 5/5 \$335.50
Shelby Cnty Judge of Probate, AL
06/08/2016 12:53:54 PM 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 tax assessed value
☐ 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 6/3/2016

Unattested

(verified by)

Print Jack I. Carney

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1