



20170201000038970 1/4 \$52.00
Shelby Cnty Judge of Probate: AL
02/01/2017 11:01 15 AM FILED/CERT

TRANSFERORS: Timothy J. Klear Karen Molino Klear 16572 77 th Circle N Osseo, MN 55311-3733 TRANSFeree: Melvin F. Klear 2932 Brook Highland Drive Birmingham, AL 35242-5817	Property Address: 2932 Brook Highland Drive Birmingham, AL 35242-5817 Actual Value: \$353,700.00 Value of 15.83% interest of 1/2 interest: \$28,000.00 Value Verification: Assessments
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THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Melvin F. Klear
2932 Brook Highland Drive
Birmingham, AL 35242-5817

QUITCLAIM DEED

THE STATE OF ALABAMA)
 : KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF JEFFERSON)

That in consideration of TWENTY EIGHT THOUSAND AND NO/100 DOLLARS (\$28,000.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid to the undersigned, Timothy J. Klear, a married man, and Karen Molino Klear, a married woman (hereinafter referred to as "TRANSFERORS"), by Melvin F. Klear (hereinafter referred to as "TRANSFeree"), the receipt of which is hereby acknowledged, the said TRANSFERORS do by these presents, grant, convey and quitclaim unto TRANSFeree a 15.83% interest of their jointly owned one-half (1/2) interest in the following described real estate, located and situated in Jefferson County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A"

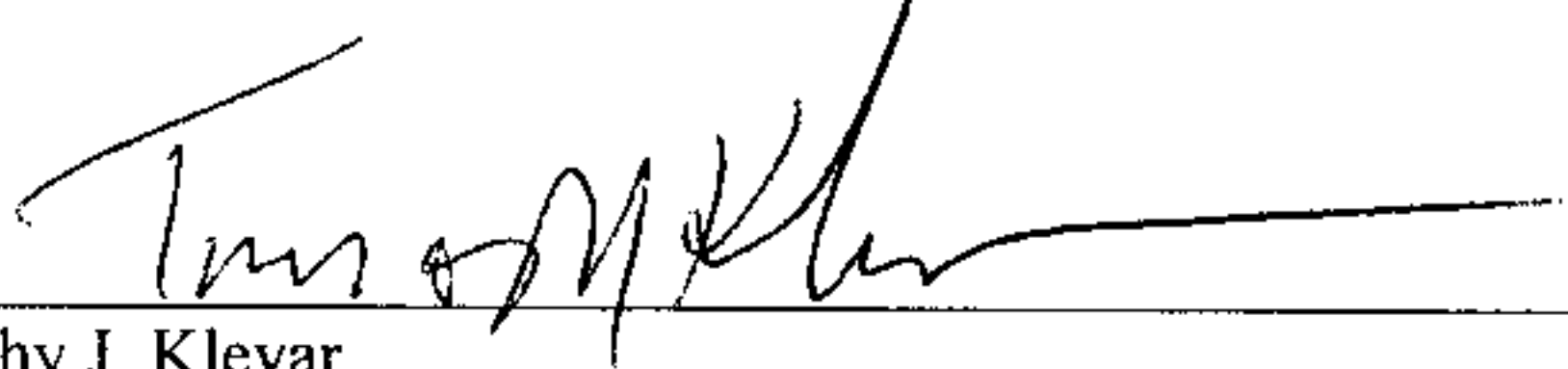
Shelby County, AL 02/01/2017
State of Alabama
Deed Tax: \$28.00

NO PART OF THE REAL PROPERTY CONVEYED HEREIN CONSTITUTES THE HOMESTEAD OF EITHER TRANSFEROR.


THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, TITLE BINDER OR SURVEY.

Together with all and singular the tenements, hereditaments, and appurtenances belonging to or in any manner appertaining to such property, the reversion and reversions, remainder and remainders, rents, issues, and profits of such property. To have and to hold all and singular the premises, together with the appurtenances, to Transferee and to Transferee's heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 22nd day of November, 2016.



Timothy J. Klevor (SEAL)

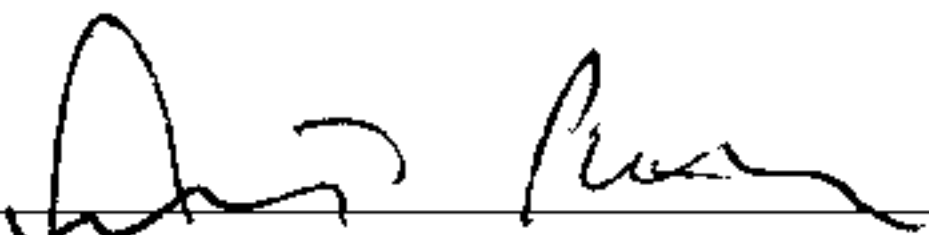


Karen Molino Klevor (SEAL)

THE STATE OF Minnesota)
COUNTY OF Hennepin)

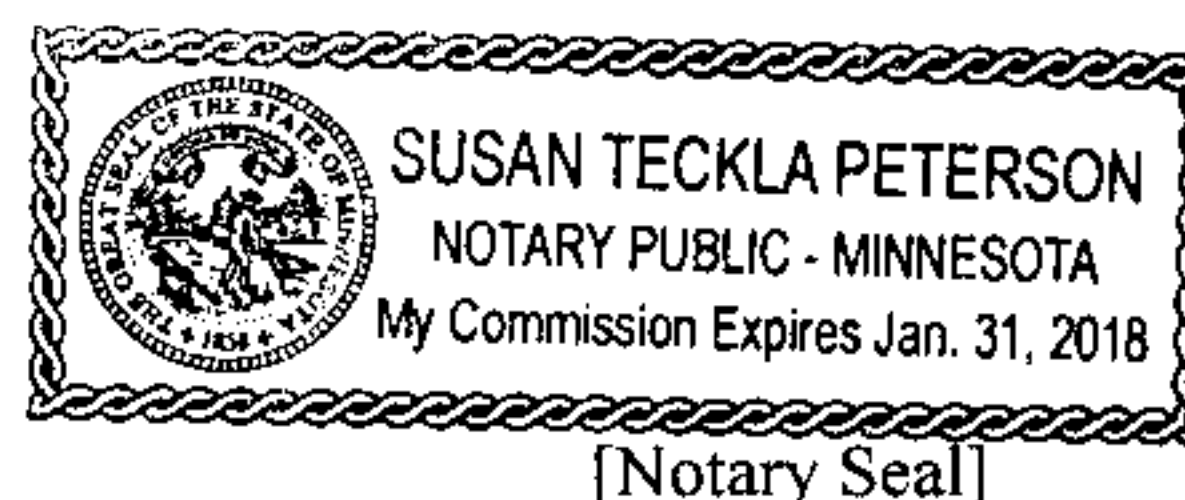
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Timothy J. Klevor, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of November, 2016.



NOTARY PUBLIC
Printed Name: Susan T. Peterson

My commission expires: 1-31-18



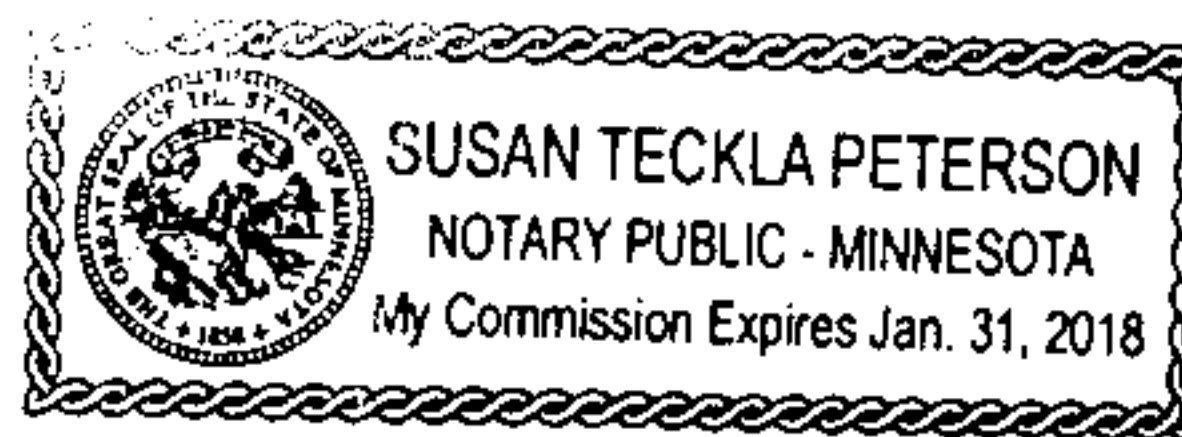

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THE STATE OF Minnesota)
COUNTY OF Hennepin)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Karen Molino Klevar, a married woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of November, 2016.

Susan T. Peterson
NOTARY PUBLIC
Printed Name: Susan T. Peterson



My commission expires:

1-31-18

[Notary Seal]

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Exhibit "A"

Legal description:

Lot 1007, according to the Survey of Brook Highland, 10th Sector, 1st Phase, as recorded in Map Book 17, Page 108, in the Probate Office of Shelby County, Alabama.

