

AFTER RECORDING RETURN TO:
Premier Reverse Closings
5828 Lonetree Blvd
Rocklin, CA 95765
File No. 2301-254056 10/7

20180209000042530
02/09/2018 08:28:01 AM
QCDEED 1/4

MAIL TAX STATEMENTS TO:
Charles E. Kalb and Donnis Lorraine Walters Kalb
121 Berkshire Manor Circle
Alabaster, AL 35007

This document prepared by:
George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
7166343405

Tax ID No.: 14-9-30-0-000-005.022

QUIT CLAIM DEED

This deed is to perfect vesting/grantee on previous deed recorded March 24, 2003 as Instrument No.
20030324000174790

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 22nd day of JANUARY, 2018, by and between
Charles E. Kalb and Donnis Lorraine Walters Kalb, husband and wife, as tenants in common, a
mailing address of 121 Berkshire Manor Circle, Alabaster, AL 35007, hereinafter referred to as
Grantor(s) and **Charles E. Kalb and Donnis Lorraine Walters Kalb, husband and wife, as tenants in
common**, a mailing address of 121 Berkshire Manor Circle, Alabaster, AL 35007, hereinafter referred to
as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100
(\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise,
release, quitclaim and convey to the said Grantee(s) the following described real estate located in Shelby
County, ALABAMA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 121 Berkshire Manor Circle, Alabaster, AL 35007

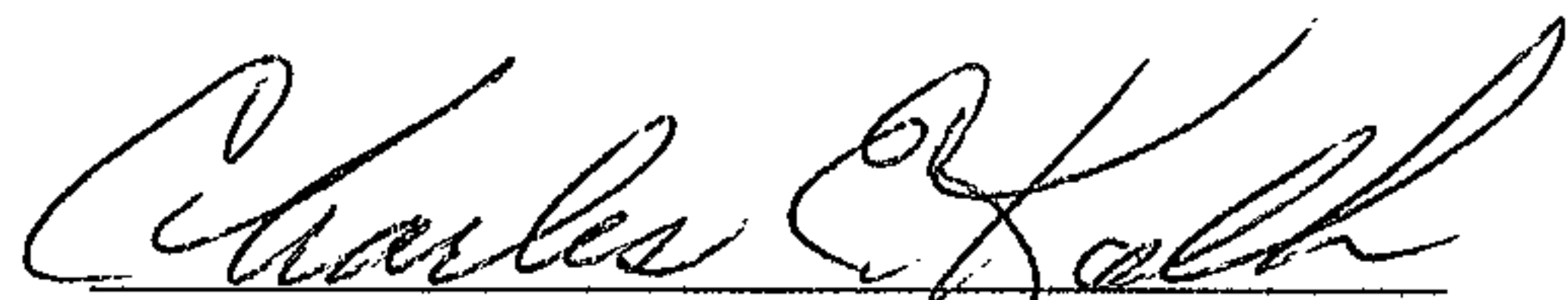
SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS,
AND LIMITATIONS OF RECORD, IF ANY.

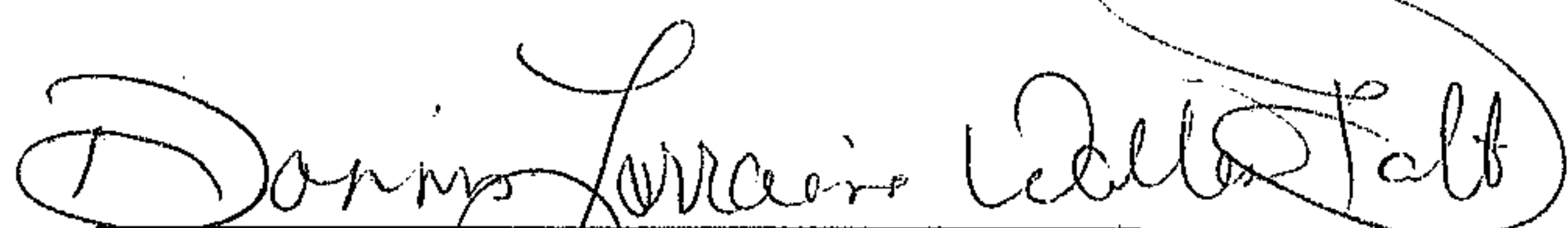
Prior instrument reference: Instrument Number: 20030324000174790, Recorded: 03/24/2003

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.


Charles E. Kalb

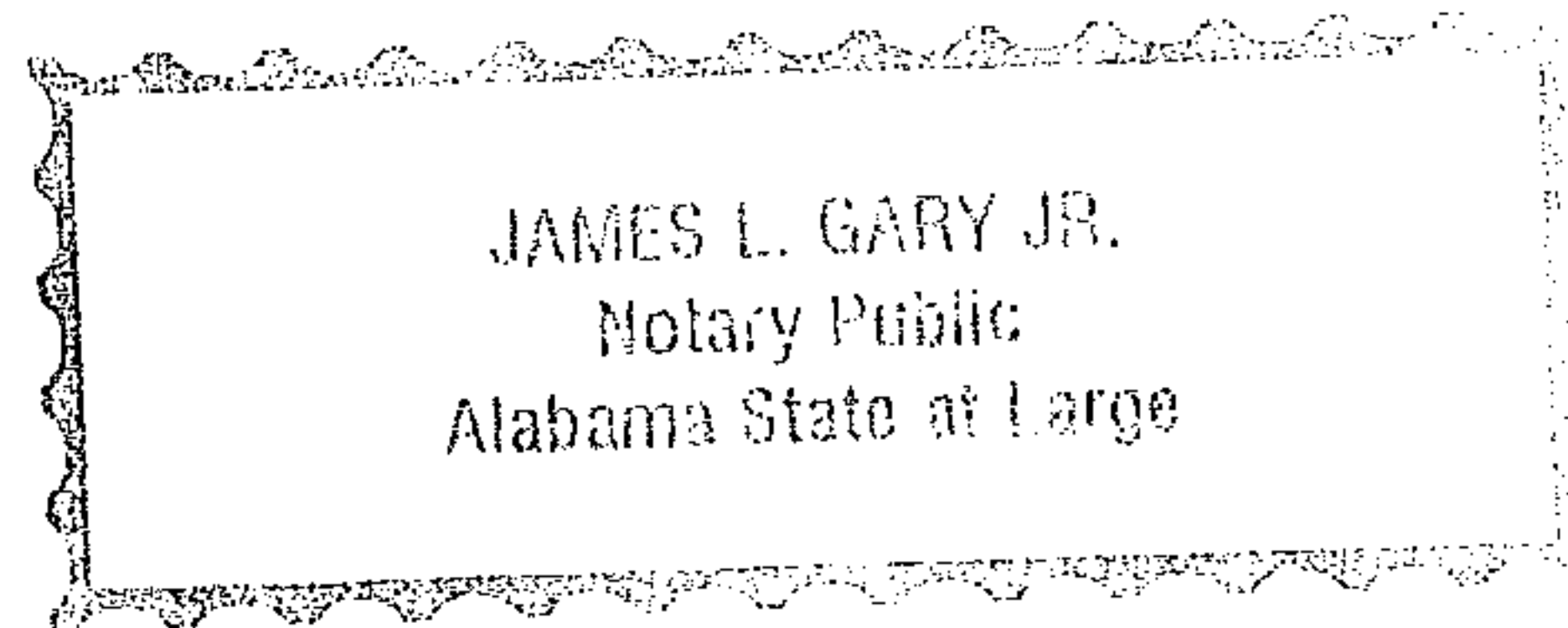

Donnis Lorraine Walters Kalb

STATE OF ALABAMA
COUNTY OF STEELE

I, the undersigned, a Notary Public in and for said county and state, hereby certify that CHARLES E. KALB, DONNIS LORRAINE WALTERS KALB whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 22ND day of JANUARY, 2018.

NOTARY PUBLIC
My commission expires: JULY 22, 2019



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

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**EXHIBIT A
LEGAL DESCRIPTION**

The land described herein is situated in the State of Alabama, County of Shelby, described as follows:

Lot 6, according to the survey of Weatherly Berkshire Manor - Sector 19, as recorded in Map Book 24, Page 43, in the Probate Office of Shelby County, Alabama.

A.P.N. : 14-9-30-0-000-005.022

PROPERTY COMMONLY KNOWN AS: 121 Berkshire Manor Circle, Alabaster, AL 35007

Real Estate Sales Validation Form

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

Grantor's Name Charles E. Kalb Grantee's Name Charles E. Kalb and
Mailing Address Donnis Lorraine Walters Kalb Mailing Address Donnis Lorraine Walters
121 Berkshire Manor Cir. 121 Berkshire Manor Cir.
Alabaster, AL 35007 Alabaster, AL 35007

Property Address 121 Berkshire Manor Cir. Date of Sale _____
Alabaster, AL 35007 Total Purchase Price \$ _____
or
Actual Value \$ _____
Assessor's Market Value \$ 194,700.00

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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 Correction Deed Only
☐ Sales Contract ☐ Other
☐ 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 2/10/18 Print Nikki Young
Unattested Sign Nikki Young
(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
02/09/2018 08:28:01 AM
\$25.00 CHERRY
20180209000042530

[Signature]