

Prepared By

James Kleysteuber
109 Grande View Circle
Maylene, Alabama
35114



20180828000308900 1/3 \$33.50
Shelby Cnty Judge of Probate, AL
08/28/2018 12:16:05 PM FILED/CERT

After Recording Return To

James Kleysteuber
109 Grande View Circle
Maylene, Alabama
35114

Shelby County, AL 08/28/2018
State of Alabama
Deed Tax:\$12.50

Space Above This Line for Recorder's Use

ALABAMA QUIT CLAIM DEED

State of Alabama

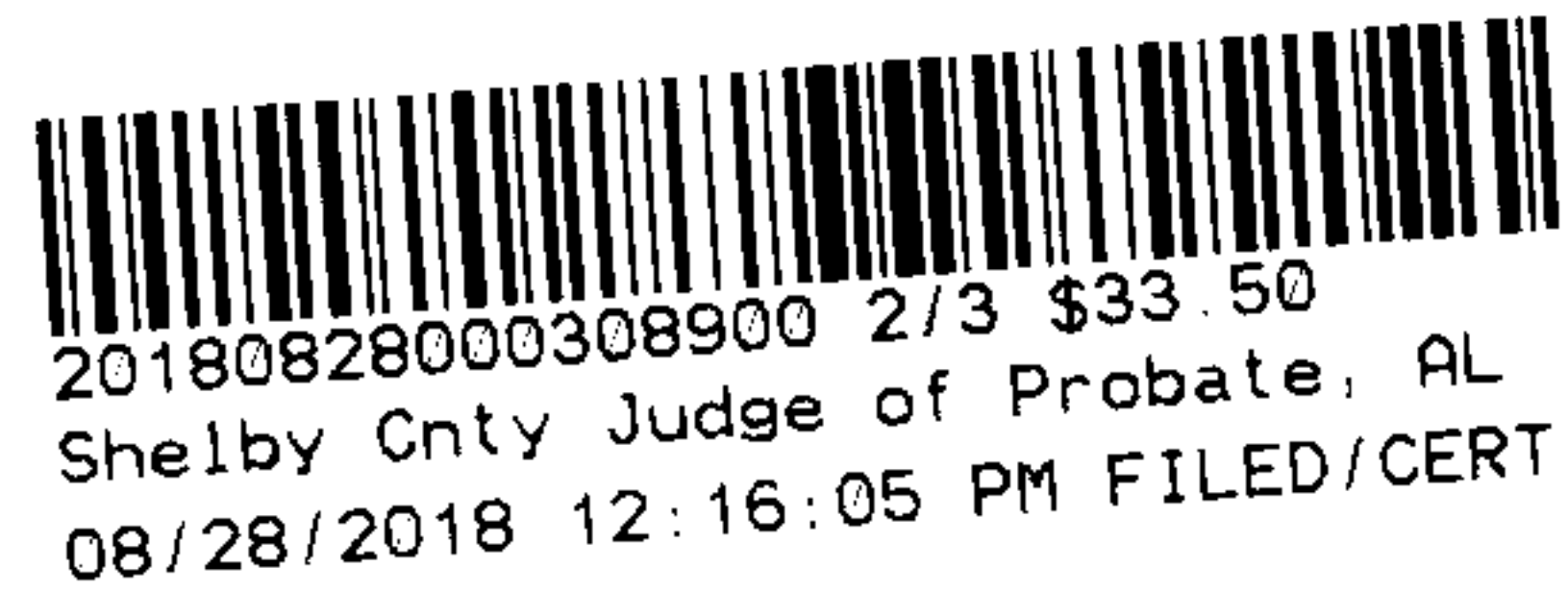
Shelby County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollars (\$1.00) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:

David Haley and Jannette Haley, a married couple, residing at 105 Grande View Circle, Maylene, Alabama, 35114.

The receipt whereof is hereby witnessed, the undersigned hereby quit claims and conveys to James Kleysteuber and Amanda Harvie, a married couple, residing at 109 Grande View Circle, Maylene, Alabama, 35114 (hereinafter called the "Grantee(s)") as joint tenants, all the rights, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

PART OF LOT 20 OF GRANDE VIEW ESTATES, AS RECORDED IN MAP 19, PAGE 100 IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE MOST NORTHEASTERLY CORNER OF SAID LOT 20; THENCE SOUTHWESTERLY ALONG THE MOST NORTHERLY LINE OF SAID LOT 20, 59.92 FEET; THENCE 90 DEGREES 57' 38" LEFT SOUTHEASTERLY, 176.76 FEET A POINT ON THE MOST SOUTHERLY LINE OF SAID LOT 20, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF GRANDE VIEW CIRCLE AND ALSO BEING



ON A CURVE HAVING A RADIUS OF 409.83 FEET AND A CENTRAL ANGLE OF 11 DEGREES 53' 32"; THENCE AN INTERIOR ANGLE TO THE RIGHT FROM LAST DESCRIBED COURSE OF 87 DEGREES 37' 01" TO THE CHORD OF SAID CURVE AND RUN ALONG THE ARC OF SAID CURVE TO THE LEFT SOUTHEASTERLY, 85.06 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 20; THENCE AN INTERIOR ANGLE TO THE RIGHT FROM SAID CHORD OF SAID CURVE OF 84 DEGREES 03' 07" AND RUN NORTHWESTERLY ALONG THE MOST EASTERLY LINE OF SAID LOT 20, 172.04 FEET TO THE POINT OF BEGINNING.

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 for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Grantor's Signature David W. Haley Date August 27th 2018
Print Name: David Haley
Address: 105 Grande View Circle, Maylene, Alabama, 35114

Grantor's Signature Jannette D. Haley Date August 27th 2018
Print Name: Jannette Haley
Address: 105 Grande View Circle, Maylene, Alabama, 35114

In Witness Whereof,

Jordan Meyers Date August 27th 2018
Witness's Signature
Jordan Meyers
3378 SAWYER DR, Hoover, Alabama, 35226

Brian Van Hagel Date August 27th 2018
Witness's Signature
Brian Von Hagel
3378 SAWYER DR, Hoover, Alabama, 35226

Real Estate Sales Validation Form

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

Grantor's Name David & Jannette Haley
Mailing Address 105 Grande View Circle
Maylene, AL 35114

Grantee's Name Michael Kleysteuber or Amanda Harvie
Mailing Address 109 Grande View Circle
Maylene, AL 35114

Property Address Parcel B of Lot 20 of Grande View Estates
Maylene, AL 35114

Date of Sale 8/27/18
Total Purchase Price \$ 1.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ \$12,500

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 Alabama Quit Claim Deed
☐ 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 8/27/18

Print J. Michael Kleysteuber

☐ by J. Michael Kleysteuber (Grantor/Grantee/Owner/Agent) circle one



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Form RT-1