



20191223000473870 1/4 \$41.00
Shelby Cnty Judge of Probate, AL
12/23/2019 08:26:58 AM FILED/CERT

QUIT CLAIM DEED

THIS INSTRUMENT PREPARED BY:
ZACHARY W ANDERSON
409 LAUREL WOODS TRACE
HELENA, AL 35080

SEND TAX NOTICE:
WILLIAM J KLEIN
HEATHER M KLEIN
405 LAUREL WOODS TRACE
HELENA, AL 35080

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One and 00/100 DOLLARS (\$1.00) to Zachary W. Anderson and Amy E. Anderson, a married couple, in hand paid by William Justin Klein and Heather Marie Klein, a married couple, the receipt whereof is acknowledged I do remise, release, quit claim and convey to the said William Justin Klein and Heather Marie Klein, a married couple, all my right, title, interest, and claim in or to the following described real estate, to wit:

Commence at the southeast corner of Lot 45 of Laurel Woods Subdivision, thence run along the south line of Lot 45 a distance of 113.96 feet to the point of beginning; thence turn a deflection angle to the right of 00°23'24" and run 206.05 feet; thence turn a deflection angle to the left of 91°55'31", and run 20.00 feet; thence turn a deflection angle to the left of 25°21'48", and run 20.21 feet; thence turn a deflection angle to the left of 35°30'24", and run 241.29 feet to a point on a curve to the left having a radius of 50.00 feet and a chord length of 51.58 feet; thence turn a deflection angle to the left of 58°14'07" to the chord of said curve, and run 54.19 feet along the arc to the end of said curve; thence turn a deflection angle to the left of 101°05'26", and run 77.70 feet, thence turn a deflection angle to the right of 32°33'10", and run 64.82 feet to the point of beginning, containing 0.47 acres, more or less.

Situated in Shelby County, Alabama

TO HAVE AND TO HOLD, to the said William Justin Klein and Heather Marie Klein, heirs and assigns forever.

Given under my hand(s) and seal(s), this 29 day of June 2017

Zachary W. Anderson (SEAL)
Zachary W. Anderson

Amy E. Anderson (SEAL)
Amy E. Anderson

THE STATE OF ALABAMA
SHELBY COUNTY

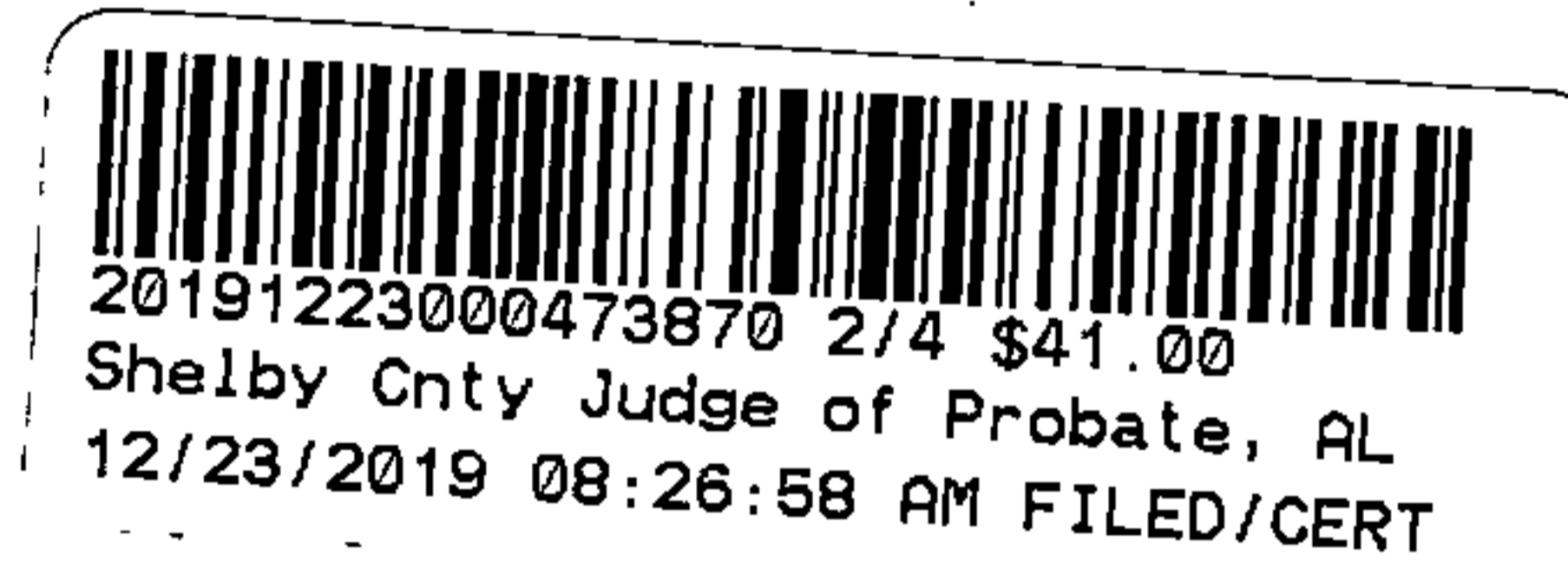
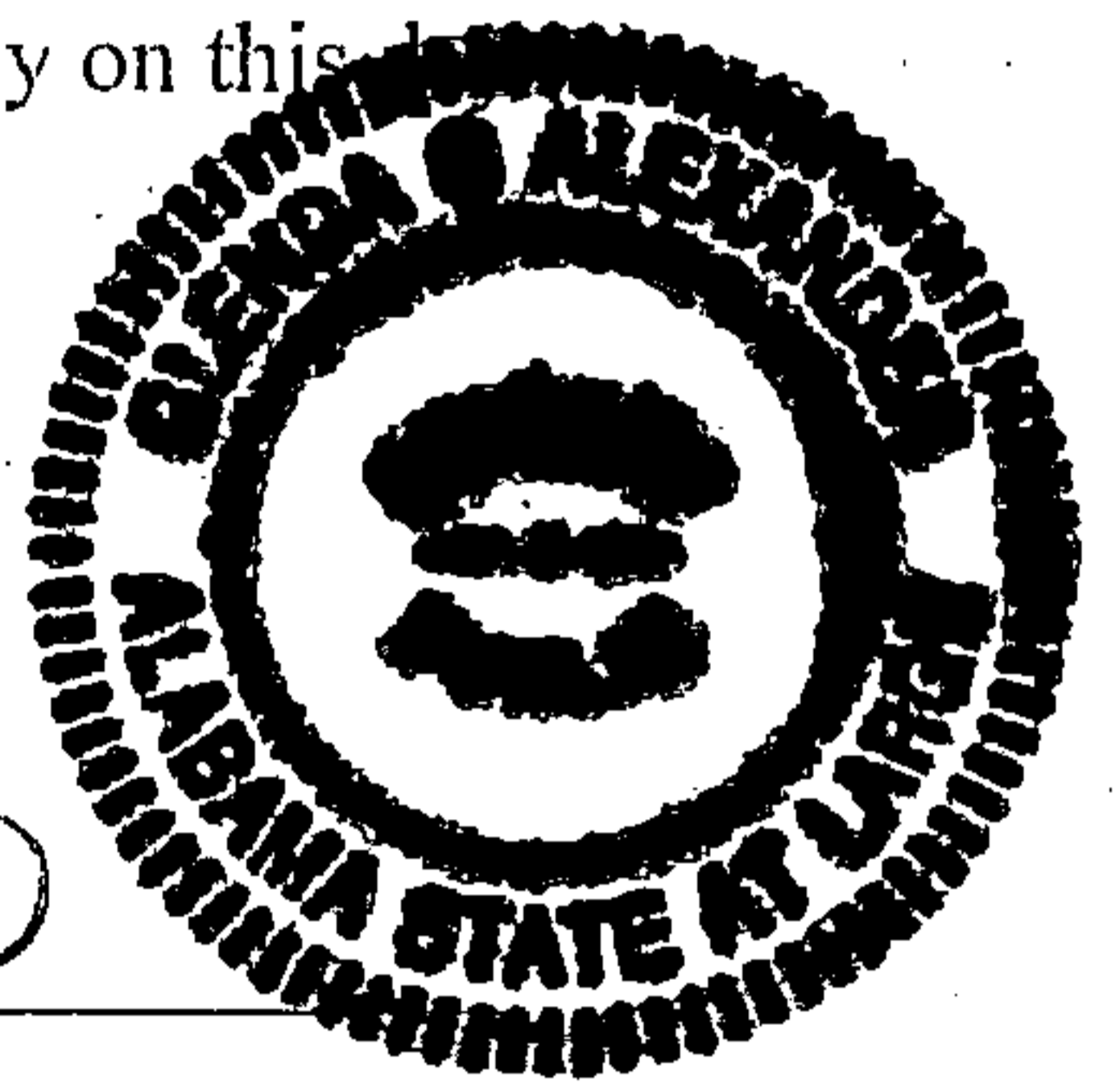
I, Blenda G. Alexander, a Notary Public in said County and in said State hereby certify that Zachary W. Anderson

whose name(s) (is/are) signed to the foregoing conveyance, and who (is/are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, (has/have) executed the same voluntarily on this day, the same bears date.

Given under my hand, this 29 day of June, 2017

Blenda G. Alexander
Notary Public

My Commission Expires: March 18, 2018



THE STATE OF ALABAMA
SHELBY COUNTY

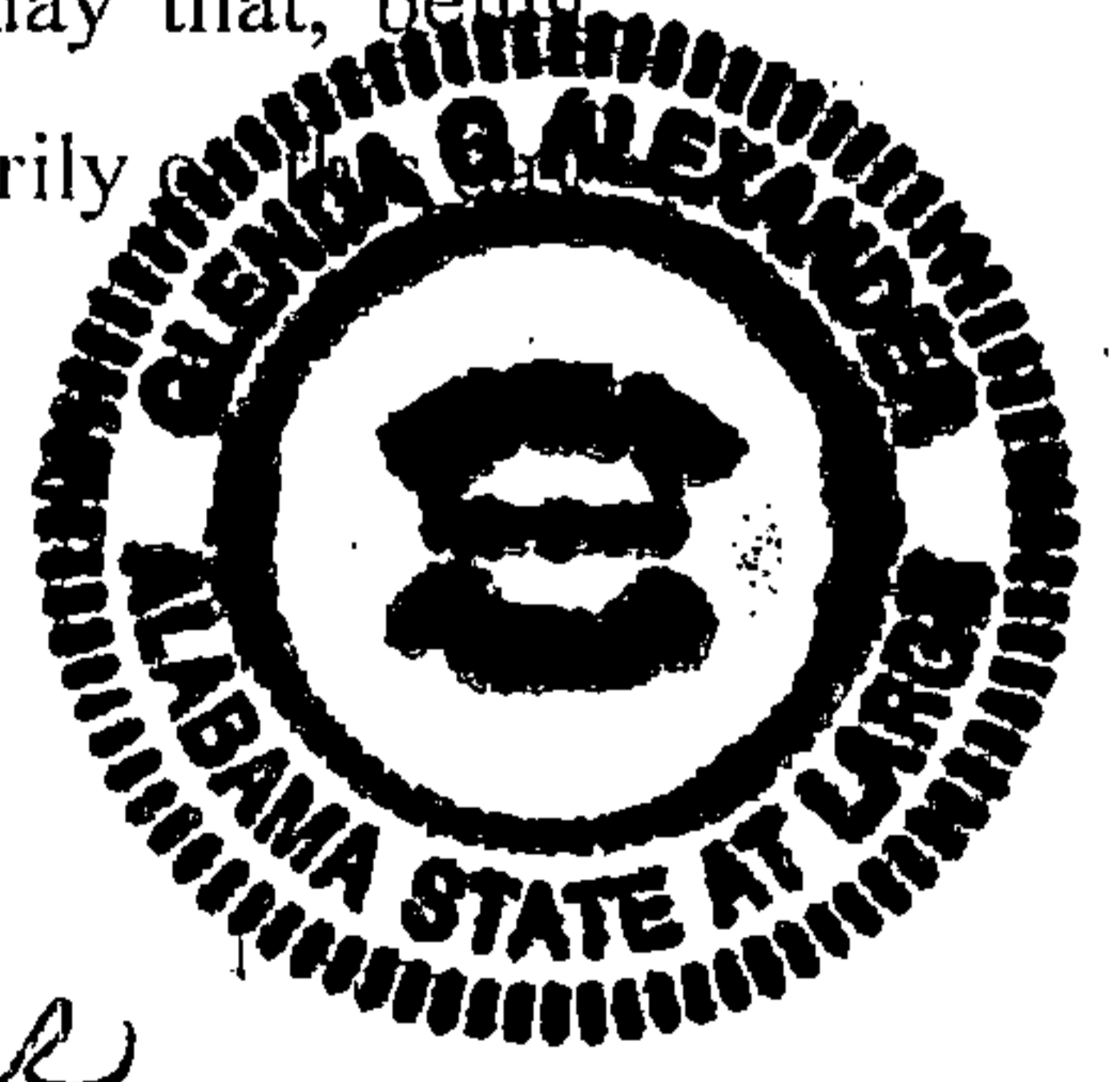
I, Blenda G. Alexander, a Notary Public in said County and in said State hereby certify that Amy E. Anderson

whose name(s) (is/are) signed to the foregoing conveyance, and who (is/are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, (has/have) executed the same voluntarily on this day, the same bears date.

Given under my hand, this 29 day of June, 2017

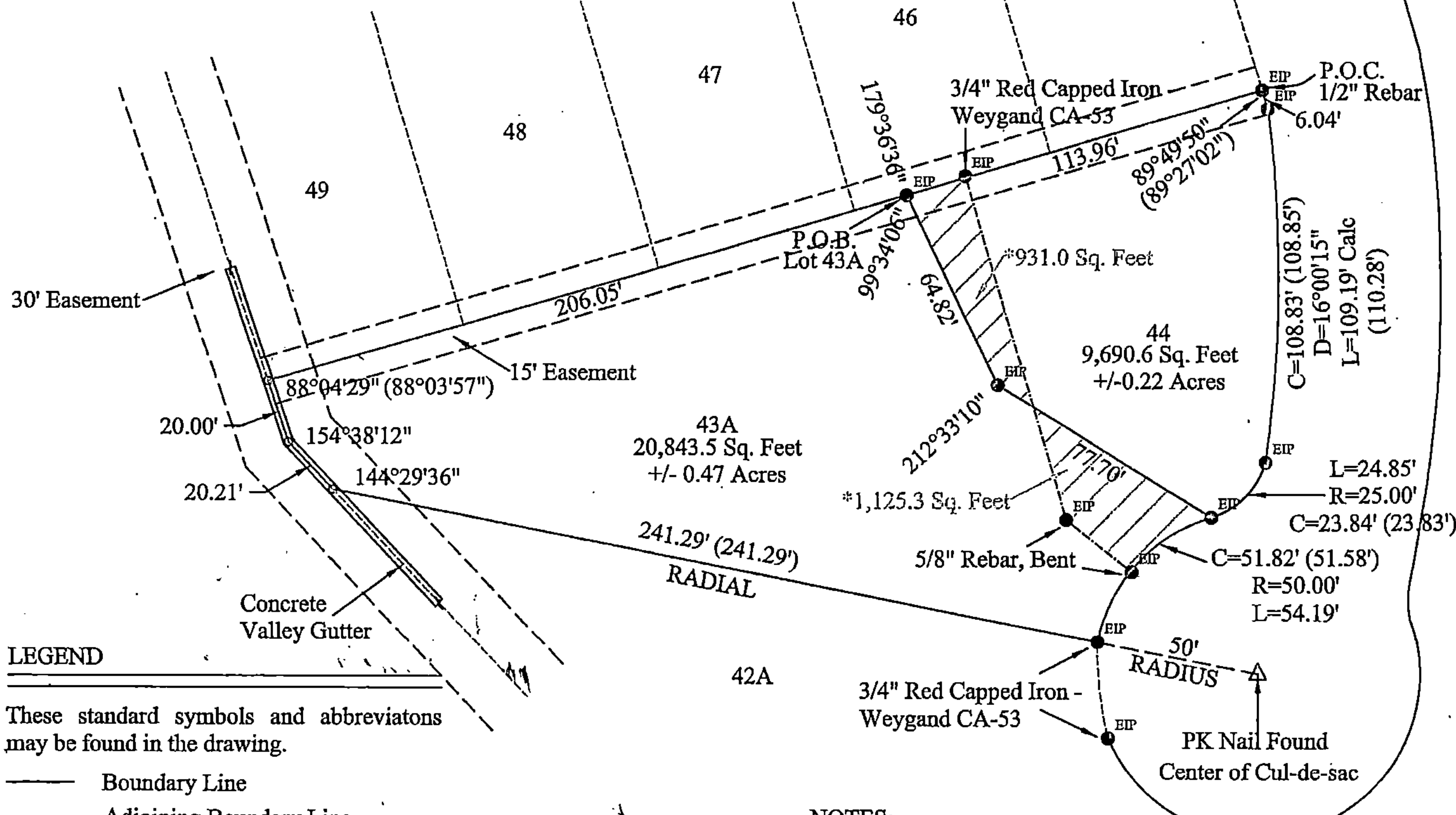
Blenda G. Alexander
Notary Public

My Commission Expires: March 18, 2018



**A RESURVEY AND LINE AGREEMENT
BETWEEN LOTS 43A & 44
OF LAUREL WOODS SUBDIVISION**
As Recorded in Map Book 16, Page 24
in the Office of the Judge of Probate
Shelby County, Alabama

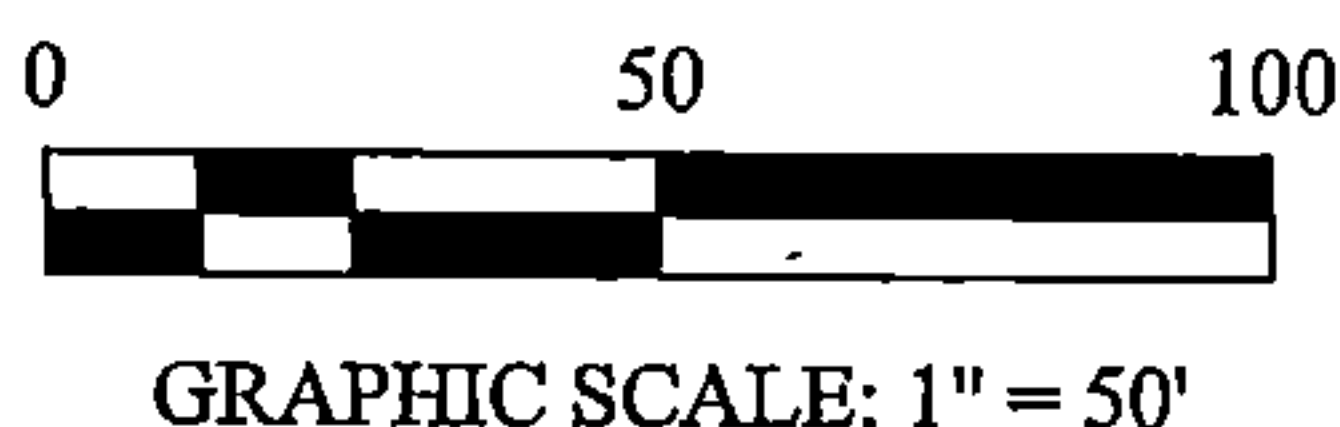
Situated In
Section 27, Twp. 20 South, R.3W.
Shelby County, Alabama



LEGEND

These standard symbols and abbreviations may be found in the drawing.

- Boundary Line
- Adjoining Boundary Line
- Easement
- o Corner Not Set
- ^{EIP} EIP = Existing Iron Pin
- ^{EIP} EIP = Existing Iron Pin (OLD)
- Old Property Line
- /// Area of property swap
- D Delta Angle
- R Radius
- C Chord
- L Arc Length
- P.O.C. Point of Commencement
- P.O.B. Point of Beginning



NOTES:

Angles and Distances: Measured (Plat)

All found irons were 1/2" Yellow Capped Rebars - JS Parks PLS 12579 unless otherwise notated

Lot 43A gave 931.0 Sq. Ft. to Lot 44
Lot 44 gave 1,125.3 Sq. Ft. to Lot 43A
Net change of 194.3 Sq. Ft. from original lot sizes.

TYPE SURVEY: BOUNDARY

- *Resurvey and new property line agreement
- *Improvements not located

PROPERTY ADDRESS:

LOT 43A: 405 LAUREL WOODS TRACE HELENA, AL 35080
LOT 44: 409 LAUREL WOODS TRACE HELENA, AL 35080

**STATE OF ALABAMA
COUNTY OF SHELBY**

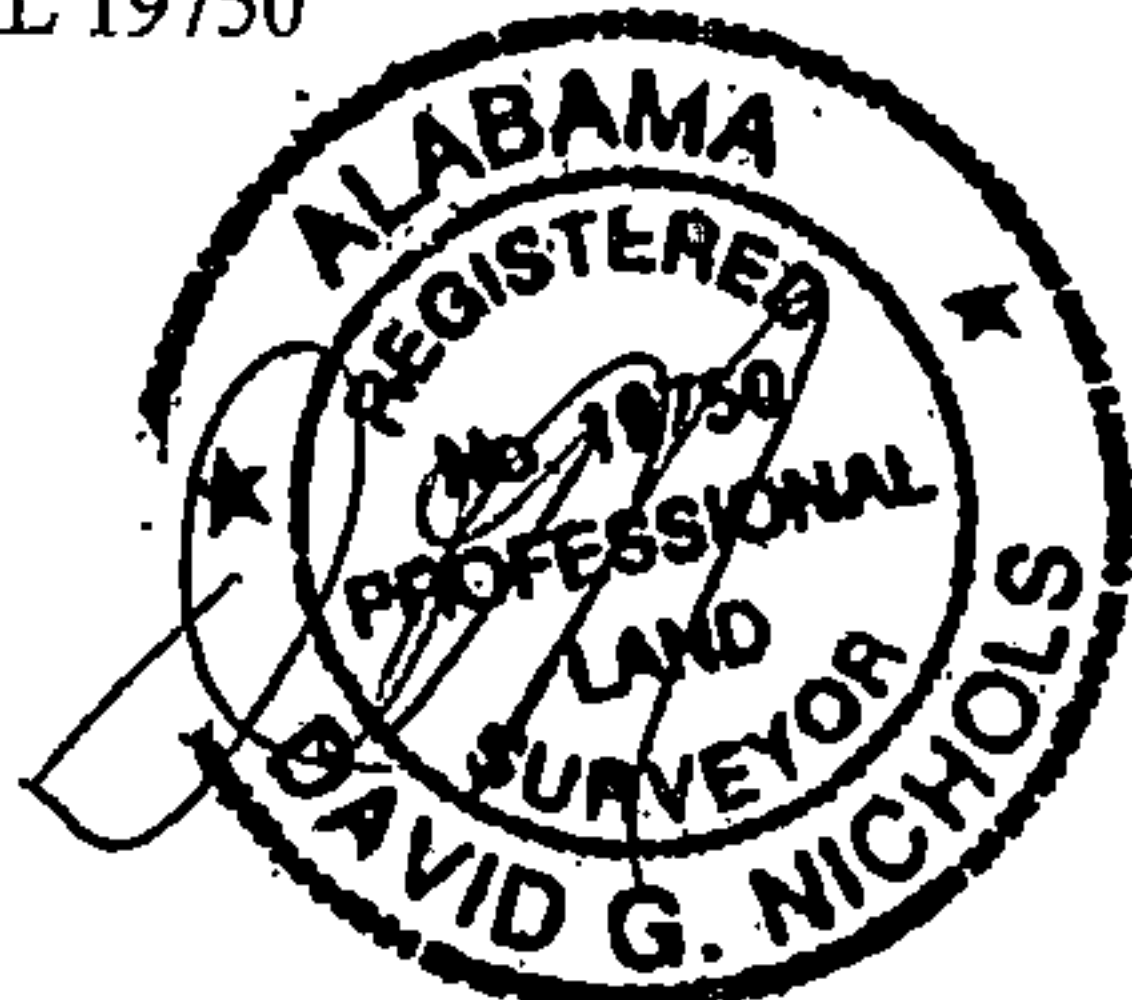
I, David G. Nichols, a Registered Land Surveyor in the State of Alabama, hereby certify that all parts of this survey and drawing have been completed in accordance with the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

I further certify that there are no encroachments by buildings on adjoining property, except as shown above, that there are no rights-of-way, easements, or joint driveways over or across said lot visible on the surface, except as shown above, that there are no electric or telephone wires (excluding wires which serve the premise only) or structures or supports therefore, including poles, anchors, or guy wires over across said premises, except as shown above.

According to my survey this 10th day of June, 2016.

BY: *David G. Nichols*
David G. Nichols, PLS AL 19750
4900 County Rd 12
Odenville, AL 35120
(205)919-8046

Date: July 8 2016



Affix Seal Here:

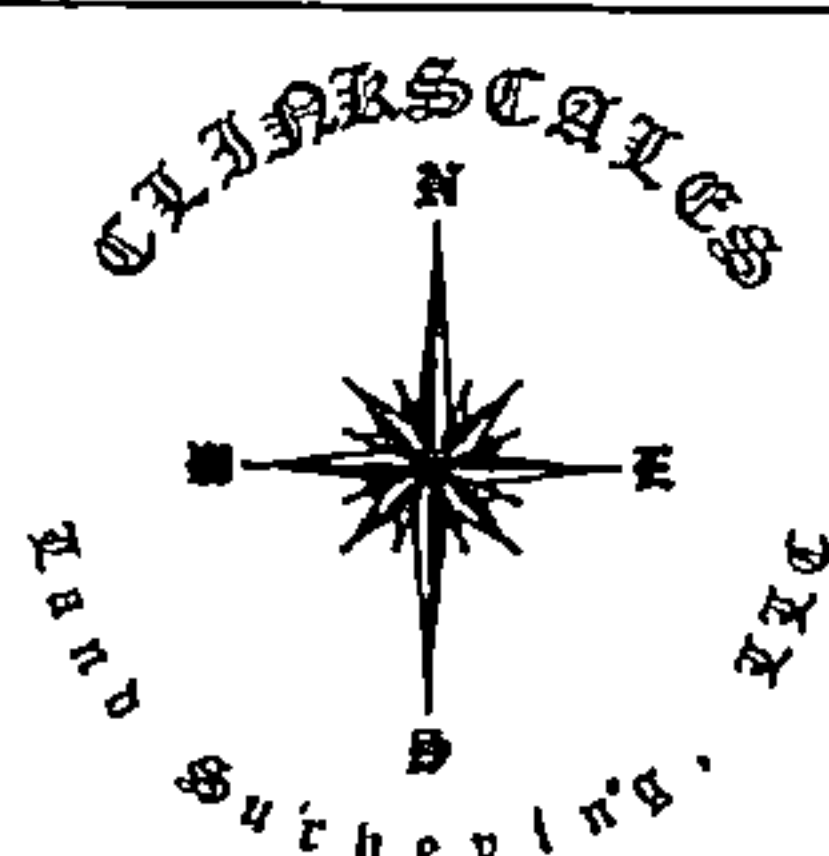
PROPERTY DESCRIPTION

LOT 43A

Commence at the southeast corner of Lot 45 of Laurel Woods Subdivision, thence run along the south line of Lot 45 a distance of 113.96 feet to the point of beginning; thence turn a deflection angle to the right of 00°23'24" and run 206.05 feet; thence turn a deflection angle to the left of 91°55'31", and run 20.00 feet; thence turn a deflection angle to the left of 25°21'48", and run 20.21 feet; thence turn a deflection angle to the left of 35°30'24", and run 241.29 feet to a point on a curve to the left having a radius of 50.00 feet and a chord length of 51.58 feet; thence turn a deflection angle to the left of 58°14'07" to the chord of said curve, and run 54.19 feet along the arc to the end of said curve; thence turn a deflection angle to the left of 101°05'26", and run 77.70 feet, thence turn a deflection angle to the right of 32°33'10", and run 64.82 feet to the point of beginning, containing 0.47 acres, more or less.

LOT 44

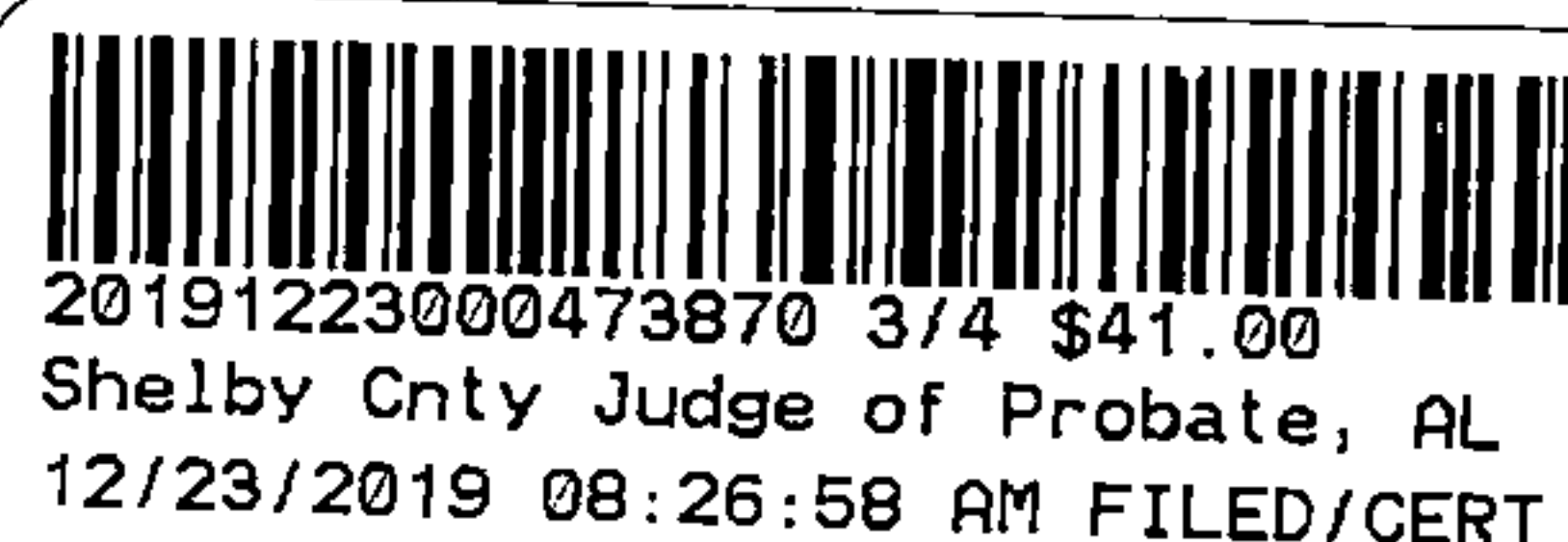
Commence at the southeast corner of Lot 45 of Laurel Woods Subdivision, said corner also being the point of beginning; thence run along the south line of Lot 45 a distance of 113.96 feet to a point; thence turn a deflection angle to the left of 99°10'43", and run 64.82 feet to a point; thence turn a deflection angle to the left of 32°33'10", and run 77.70 feet to a point on a curve to the left having a radius of 25.00 feet and a chord length of 23.83 feet; thence turn a deflection angle to the left of 77°25'22" to the chord of said curve, and run 24.85 feet along the arc of said curve to a point of curvature to the left having a chord length of 108.85 feet and a delta angle of 16°00'15"; thence turn a deflection angle to the left of 44°16'51" to the chord of said curve, and run 109.19 feet along the arc to the end of said curve; thence run along the extended tangent of the last named curve a distance of 6.04 feet to the point of beginning, containing 0.22 acres, more or less.



CLINKSCALES LAND SURVEYING, LLC

Job #: 16-012

SCALE: 1" = 50'	APPROVED BY: David G. Nichols REG. NO. 19750	DATE OF SURVEY: 06/10/2016	Cell: 205-616-9864	1068 Fairbank Lane
DATE: 07/08/2016		SURVEYED/DRAWN BY: Steven J. ClinkScales, LSIT		Chelsea, AL 35043



Real Estate Sales Validation Form

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

Grantor's Name William J + Heather M Klien
Mailing Address 405 Laurel Woods Truce
Helena AL 35080

Grantee's Name Zachary W + Amy E. Anderson
Mailing Address 409 Laurel Woods Truce
Helena AL 35080

Property Address _____

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 9600.00

Shelby County, AL 12/23/2019
State of Alabama
Deed Tax: \$10.00

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
- Other

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 12/23/19

Print Zachary Anderson

Unattested

(verified by)

Sign Zachary Anderson

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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