

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars (\$10) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned LISA KLAMER (hereinafter called Grantor), an unmarried woman, hereby remises, releases, quit claims, grants, sells, and conveys to JERRY KLAMER (hereinafter called Grantee), an unmarried man, all her right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

From the SE corner of said NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 15, Township 19 South, Range 1 West, Shelby County, Alabama; thence Northwesterly along the diagonal line of the SW $\frac{1}{2}$ of said NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ a distance of 1900.67 feet to the NW corner of said NE $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence continue NW along the diagonal line of the SW $\frac{1}{4}$ of said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ 231.87 feet to the SE right of way of Shelby County Highway No. 43; thence left $90^{\circ}56'31''$ SW along said right of way for a distance of 1681.92 feet to the W $\frac{1}{4}$ - $\frac{1}{4}$ section line of said NW $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence left $43^{\circ}50'30''$ southerly along said $\frac{1}{4}$ - $\frac{1}{4}$ section line for a distance of 340.17 feet to the SW corner of said NW $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence left $91^{\circ}05'18''$ E along this S $\frac{1}{4}$ - $\frac{1}{4}$ section line of said NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, and the S $\frac{1}{4}$ - $\frac{1}{4}$ section line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, for a distance of 2679.08 feet to the point of beginning, 2468 BEAR CREEK ROAD, STERRETT, AL 35147
LESS AND EXCEPT:

A part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, and the Southwest $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 15, Township 19 South, Range 1 West; Shelby County, Alabama, and more particularly described as follows:


From the Southeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 15, Township 19 South, Range 1 West; thence northwest along the northeast diagonal line of said Southwest $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ for a distance of 916.56 feet, to the point of beginning; thence left $99^{\circ}41'58''$ southwesterly for a distance of 462.14 feet; thence right 90° Northwesterly for a distance of 407.0 feet; thence right 90° northeasterly for a distance of 607.86 feet, to the northeast diagonal line of said Southwest $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence right $99^{\circ}41'58''$ southeast along said line for a distance of 432.25 feet to the point of beginning.

Also, a 20 foot Road Easement more particularly described as follows:

A part of the Southwest $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, and NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 15, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

From the Southeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 15, Township 19 South, Range 1 West; thence northwest along the northeast diagonal line of said Southwest $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, for a distance of 916.56 feet; thence left $99^{\circ}41'58''$ southwest for a distance of 462.14 feet; thence right 90° northwesterly, for a distance of 399.10 feet to the point of beginning of centerline of survey of 20 foot wide road easement; thence left $44^{\circ}51'53''$ southwesterly, for a distance of 161.04 feet; thence left $9^{\circ}13'51''$ southwesterly, for a distance of 115.10 feet; thence

Shelby County, AL 01/13/2020
State of Alabama
Deed Tax: \$252.00

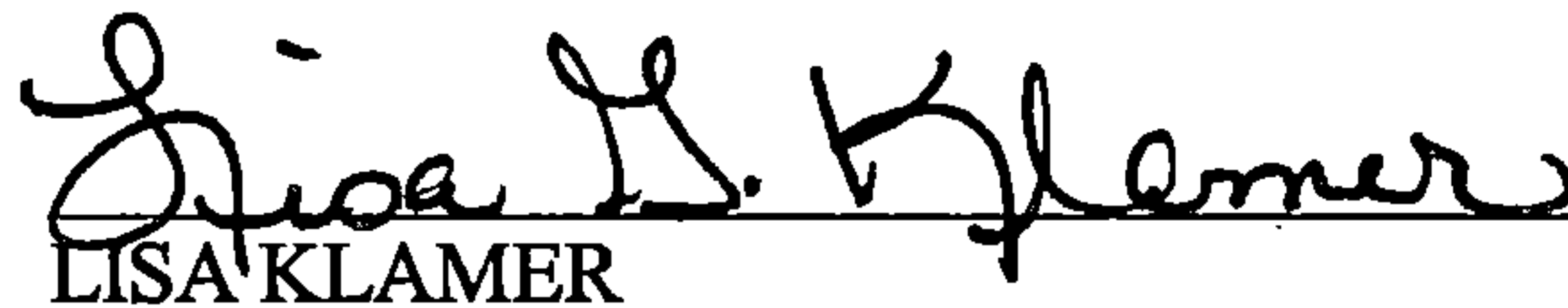

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left 1°34'19" southwesterly, for a distance of 121.92 feet; thence right 43°01'59": northwesterly for a distance of 96.10 feet, thence right 46°13'47" northwesterly, for a distance of 74.82 feet; thence right 12°38'48" northwesterly for a distance of 96.77 feet; thence right 26°12'51" northeasterly for a distance of 125.23 feet; thence left 29°22'02" northwesterly, for a distance of 124.29 feet; thence left 12°55'21" northwesterly for a distance of 102.78 feet; thence left 7°57'32" northwesterly for a distance of 88.27 feet to the Southeast ROW of Shelby County Highway No. 43 to point of ending. Said 20 foot wide road easement being 10 feet left of centerline and 10 feet right of described centerline of survey.

Title not examined by preparer of the instrument. The legal description was furnished by the Grantee, and prepared without benefit of survey. This deed executed pursuant to an Order of the Court, Shelby County, Alabama, Civil Action Number DR 2016-900509.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal this 26 day of FEBRUARY 2019.


LISA KLAMER

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify Lisa Klamer 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 same bears date.

Given under my hand and official seal this 26 day of FEBRUARY 2019.

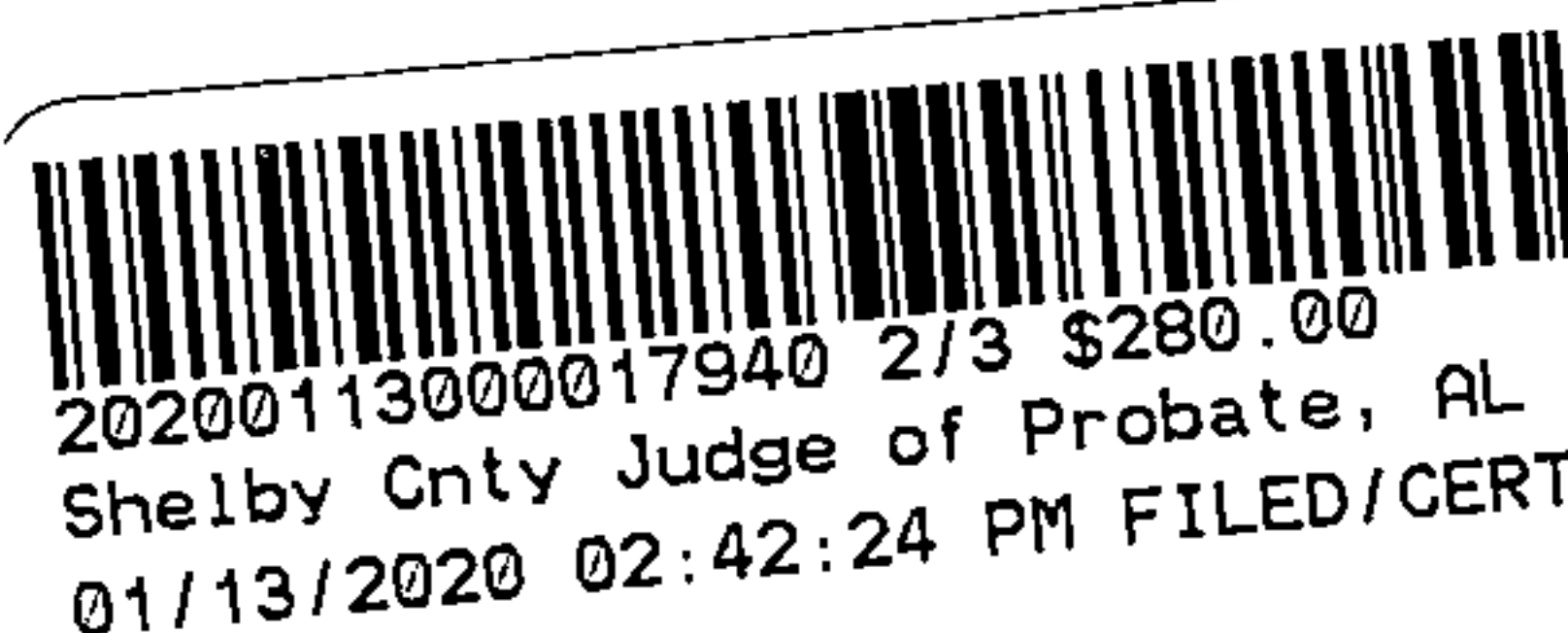

NOTARY PUBLIC

This instrument was prepared by:

Terry M. Cromer, Esquire
P.O. Box 1120
Moody, AL 35004
Suite 100
(205) 352-0100

Send Tax Notice to:

Jerry Klamer



Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

LISA Klammer
1512 Lake Heather Reserve
B'ham, AL 35242

Grantee's Name
Mailing Address

George Klammer
9314 Bear Creek Rd
Spartanburg, AL 35147

Property Address

No address

Date of Sale

2/24/19

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$

503,530. 1/2 251,765.

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 Tax Office

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 1/13/2020

Unattested

(verified by)

Print

Sign

George Klammer
George Klammer

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1