



20210803000374170 1/3 \$466.00
Shelby Cnty Judge of Probate, AL
08/03/2021 10:27:53 AM FILED/CERT

STATE OF ALABAMA)
)
SHELBY COUNTY)

SEND TAX NOTICE TO:
5525 Parkview Circle
Birmingham, AL 35242

THIS INDENTURE made and entered into on this the 9th day of July 2021, by and between **David G. Kleeschulte**, a married man, and **Sharon A. Kleeschulte**, a married woman, as grantors, and **David Michael Kleeschulte, Daniel Joseph Kleeschulte, Dawn Marie Kleeschulte, Douglas Michael Kleeschulte, and Amber L. Kleeschulte Richard**, as grantees,

WITNESSETH: That the grantors for and in consideration of the sum of Ten and no/100 dollars (\$10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and by these presents do give, grant, bargain, sell, convey and confirm unto the grantees a remainder interest only, reserving unto **David G. Kleeschulte and Sharon A. Kleeschulte** a life estate only for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, in all that certain lot or parcel of land situated in the County of Shelby and State of Alabama, described as follows, to wit:

Lot 18, according to the Survey of Parkview, as recorded in Map Book 7, Page 44, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any, of record.

The description for this conveyance is provided by the parties. The preparer has rendered no opinion as to the accuracy of said description, the acreage included in said description, or the status of the title to the lands conveyed.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD unto the grantees upon the expiration of the life estate reserved by **David G. Kleeschulte and Sharon A. Kleeschulte**, herein, and the said grantors covenant and agree with said grantees that they are seized of an indefeasible estate in fee simple of said property and the same is free from encumbrances, except aforesaid, and that they have a good and lawful right to sell and convey the same and that they will forever warrant and defend the title to the same unto the said grantees and unto their heirs and against the lawful demands and claims of all persons whomsoever.

IN WITNESS WHEREOF, **David G. Kleeschulte and Sharon A. Kleeschulte**, have hereunto set their hands and affixed their seals on this day and date first above written.


David G. Kleeschulte



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Sharon A. Kleeschulte
Sharon A. Kleeschulte

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned Notary Public, State at Large, hereby certify that **David G. Kleeschulte**, 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 this the 8th day of July, 2021.

[Signature]
Notary Public
My commission expires:

STATE OF ALABAMA)
)
SHELBY COUNTY)

My Commission Expires September 6, 2024

I, the undersigned Notary Public, State at Large, hereby certify that **Sharon A. Kleeschulte**, 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 said trust, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 8th day of July, 2021.

[Signature]
Notary Public
My commission expires:

My Commission Expires September 6, 2024

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 G. Kleeschulte
Mailing Address 5525 Parkview Circle
Birmingham, AL 35243

Grantee's Name David G. Kleeschulte
Mailing Address 5525 Parkview Circle
Birmingham, AL 35243

Property Address 5525 Parkview Circle
Birmingham, AL 35243

Date of Sale July 8, 2021


Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$432,770.00


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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
☐ 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 July 8, 2021

Print David G. Kleeschulte

☐ Unattested

(verified by)

Sign


(Grantor/Grantee/Owner/Agent) circle one

Form RT-1