



20211220000599780 1/3 \$57.00  
 Shelby Cnty Judge of Probate, AL  
 12/20/2021 12:53:38 PM FILED/CERT

This instrument prepared by:

Jason A. Stuckey  
 Fulmer, May & Stuckey, LLC  
 Attorneys-at-Law  
 300 Cahaba Park Circle, Ste. 100  
 Birmingham, AL 35242  
 (205) 991-6367

**SEND TAX NOTICES TO:**

Malcolm R. Klauss, III and  
 Crystal N. Klauss, Co-Trustees  
 7005 Minor Hill Dr.  
 Spring Hill, TN 37174

**THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE**

**QUITCLAIM DEED**

**STATE OF ALABAMA**

)

)

**SHELBY COUNTY**

)

KNOW ALL PERSONS BY THESE PRESENTS, that effective as of the date signed below and for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **MALCOLM R. KLAUSS, III and CRYSTAL N. KLAUSS**, a married couple, as joint tenants with rights of survivorship (the "Grantors"), hereby remise, release, quitclaim and convey to **THE KLAUSS FAMILY TRUST, Dated the 17<sup>th</sup> Day of December, 2021** (the "Klauss Trust") ("Grantee"), all of the Grantors' right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 23, according to the Survey of Parkside, a residential Townhouse Development, as recorded in Map Book 22, Page 133, in the Probate Office of Shelby County, Alabama.**

**Parcel ID: 135222002023.000**

**The Tax Assessor's Market Value of the property is: \$144,500.00**

This conveyance is subject to the following:

1. Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.
2. Subject to ad valorem taxes for the year 2021 and subsequent years.
3. Subject to existing mortgages of record.

The property is **not** the homestead property of the Grantor.

This deed is for transfer to a revocable trust whose trustees and beneficiaries are one and the same as the Grantors.

This is improved property commonly known as: **625 Parkside Circle, Helena, AL 35080**

TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever.

The Grantors do for themselves, their heirs, personal representatives and assigns, covenant with the Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, other than disclosed mortgages, that they have a good right to transfer and convey the same as aforesaid, and that they will, and their heirs, personal representatives and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

Given under the Grantor's hand and seal, this 17 day of December, 2021.

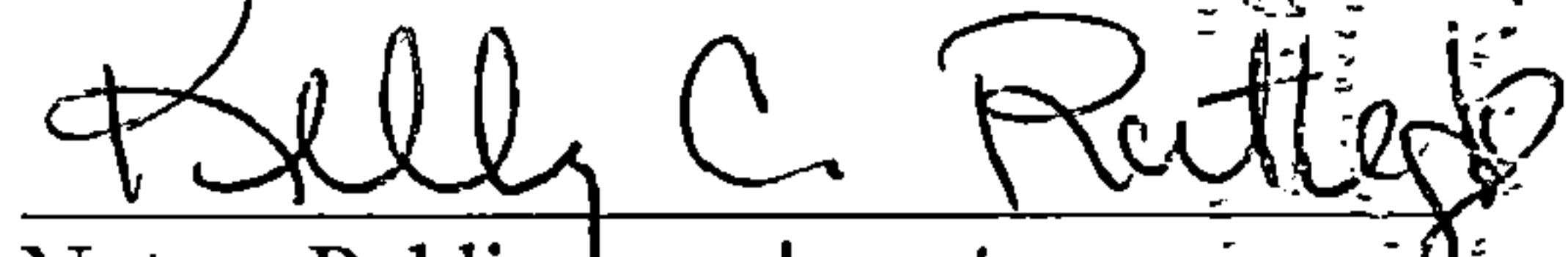
  
MALCOLM R. KLAUSS, III, *Grantor*

  
CRYSTAL N. KLAUSS, *Grantor*

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **MALCOLM R. KLAUSS, III**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily for and as his act.

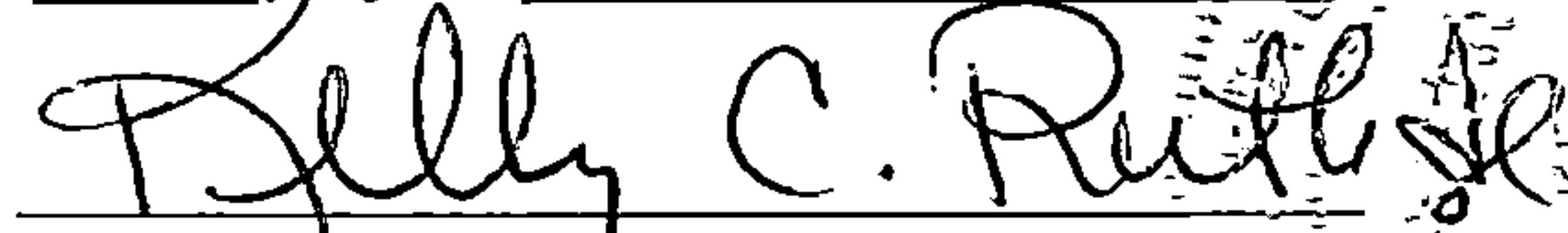
Given under my hand and official seal this the 17<sup>th</sup> day of December, 2021.

  
Notary Public

My commission expires: 7/8/23

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **CRYSTAL N. KLAUSS**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily for and as his act.

Given under my hand and official seal this the 17<sup>th</sup> day of December, 2021.

  
Notary Public

My commission expires: 7/8/23



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# Real Estate Sales Validation Form

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

Grantor's Name Malcolm R. Klauss, III and  
Mailing Address Crystal N. Klauss  
7005 Minor Hill Drive  
Spring Hill, TN 37174

Grantee's Name The Klauss Family Trust, Dated the  
Mailing Address 17th Day of December, 2021  
7005 Minor Hill Drive  
Spring Hill, TN 37174

Property Address 625 Parkside Circle  
Helena, AL 35080

Date of Sale   
Total Purchase Price \$   
or  
Actual Value \$   
or  
Assessor's Market Value \$ 144,500.00

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 2021 Tax Assessed Value 115 Int- \$ 23,900.00

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 12/20/2021

Print Jason A. Stuckey

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Unattested



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Print Form

Form RT-1