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02/24/2022 01:04:17 PM
QCDEED 1/4

TRANSFERORS: Timothy J. Klevar Karen Molino Klevar 16572 77 th Circle N Osseo, MN 55311-3733 TRANSFeree: Melvin F. Klevar 2932 Brook Highland Drive Birmingham, AL 35242-5817	Property Address: 2932 Brook Highland Drive Birmingham, AL 35242-5817 Actual Value: \$353,700.00 Value of 5 % interest of ½ interest: \$8,850.00 Value Verification: Assessments
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THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Melvin F. Klevar
2932 Brook Highland Drive
Birmingham, AL 35242-5817

QUITCLAIM DEED

THE STATE OF ALABAMA)
 : KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of TEN AND NO/100 DOLLARS, (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid to the undersigned, Timothy J. Klevar, a married man, and Karen Molino Klevar, a married woman, (hereinafter referred to as "TRANSFERORS"), by Melvin F. Klevar (hereinafter referred to as "TRANSFeree"), the receipt of which is hereby acknowledged, the said TRANSFERORS do by these presents, grant, convey and quitclaim unto TRANSFeree the following described real estate, located and situated in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A"

NO PART OF THE REAL PROPERTY CONVEYED HEREIN CONSTITUTES THE HOMESTEAD OF EITHER TRANSFEROR.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, TITLE BINDER OR SURVEY.

Together with all and singular the tenements, hereditaments, and appurtenances belonging to or in any manner appertaining to such property, the reversion and reversions, remainder and remainders, rents, issues, and profits of such property. To have and to hold all and singular the premises, together with the appurtenances, to Transferee and to Transferee's heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 8th day of February, 2022.

Timothy J. Klevar (SEAL)
Timothy J. Klevar

Karen Molino Klevar (SEAL)
Karen Molino Klevar

THE STATE OF Florida)
COUNTY OF Lee)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Timothy J. Klevar, a married man, 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 and official seal this 8 day of February, 2022.

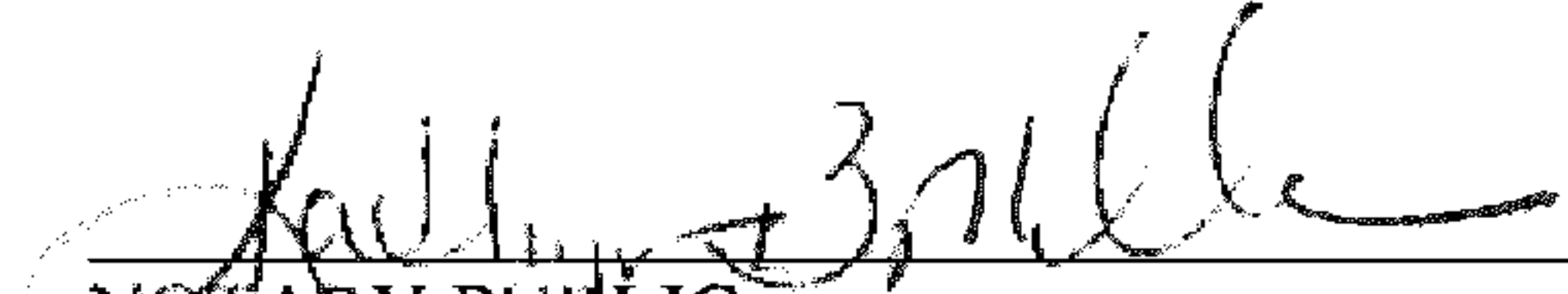
Kathryn B. Mullen
NOTARY PUBLIC
Printed Name: Kathryn B. Mullen
My commission expires: 01/20/25



THE STATE OF Florida)
COUNTY OF Lee)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Karen Molino Klevar, a married woman, 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 day the same bears date.

Given under my hand and official seal this 8 day of February, 2022.


NOTARY PUBLIC
Printed Name: Kathryn B. Mullen
My commission expires: 01/20/25

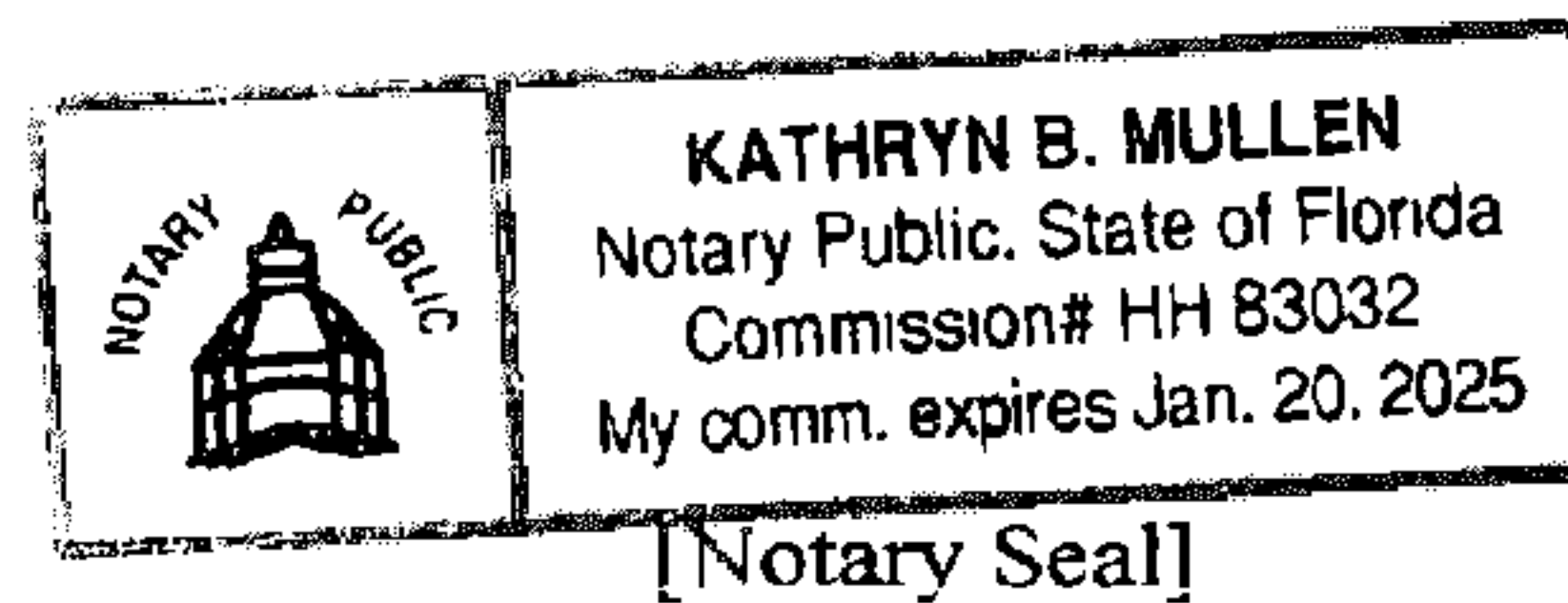


Exhibit "A"

Legal description:

Lot 1007, according to the Survey of Brook Highland, 10th Sector, 1st Phase, as recorded in Map Book 17, Page 108, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/24/2022 01:04:17 PM
\$40.00 BRITTANI
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Allen S. Bayl