

Prepared By/Return To:
Creative Planning Legal, P.A.
5454 W. 10th Street
Overland Park, KS 66211
913-327-9455
Jessi Schmidt

Send Tax Notice to:
Grantee Address: Trustees
Phillip S. Kaht and Carolyn S. Kaht
4324 Highway 331
Chelsea, AL 35043

SOURCE OF TITLE: Document No. 20230823000253530, Judge of Probate, Shelby County, Filed 08/23/2023

**STATE OF ALABAMA
COUNTY OF SHELBY**

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHILLIP KAHT and wife, CAROLYN KAHT, whose mailing address is 4324 Highway 331, Chelsea, AL 35043** “herein after referred to as Grantor(s)” does by these presents, GRANT, QUIT CLAIM AND CONVEY, with no guarantee of title, whatsoever, the entire interest in said property unto **Phillip S. Kaht and Carolyn S. Kaht, Trustees of the KAHT REVOCABLE TRUST dated June 5th, 2024**, and any amendments thereto, whose mailing is, **4324 Highway 331, Chelsea, AL 35043** “herein after referred to as “Grantee(s)”, the following described real property located and situated in Shelby County Alabama, to wit:

Property 1:
Lot 5, according to the Survey of Mnt Era Estates, as recorded in Map Book 50, Page 65, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1st, 2023 AND THEREAFTER. BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

Property Address: 4324 Highway 331, Chelsea, AL 35043

TOGETHER WITH ALL AND SINGULAR, the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

Property may be subject to all recorded covenants, restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature.

Being the same property conveyed to Phillip Kaht and Caroln Kaht by a Warranty Deed, as Joint Tenants with Right of Survivorship, from Jeb Wallace Golden and Candace Golden, husband and wife, recorded in the Official Records of the Judge of Probate of Shelby County, Alabama, in document No. 20230823000253530.

The **property's total appraised value is \$437,670** according to the Shelby County Property Tax Commissioner's Office for 2023.

THIS CONVEYANCE ALSO MADE SUBJECT TO THE FOLLOWING:

All taxes and or assessments for the current year have been paid but if any are found due and owing, they shall be paid by the Grantee(s). All future notices of property tax and assessments for the above-described property are to be forwarded to the Grantee(s) at the address stated above.

All parties signing herein declare themselves to be of full legal age and capacity, and have declared that the name, marital status, and address of each is correct as set forth above.

Parties acknowledge that no title examination, search, production of mortgage conveyance, survey and or tax searches were requested or performed on the herein described property. Thus, no charge made therefore, so as to note the lack of title guarantee and the parties relieve and release the preparer and Notary from all responsibility and liability for their non-production as description was provided by the Grantee(s).

IN WITNESS WHEREOF, we the Grantors, have hereunder set our hand and seal this the 18th day of June, 2024.

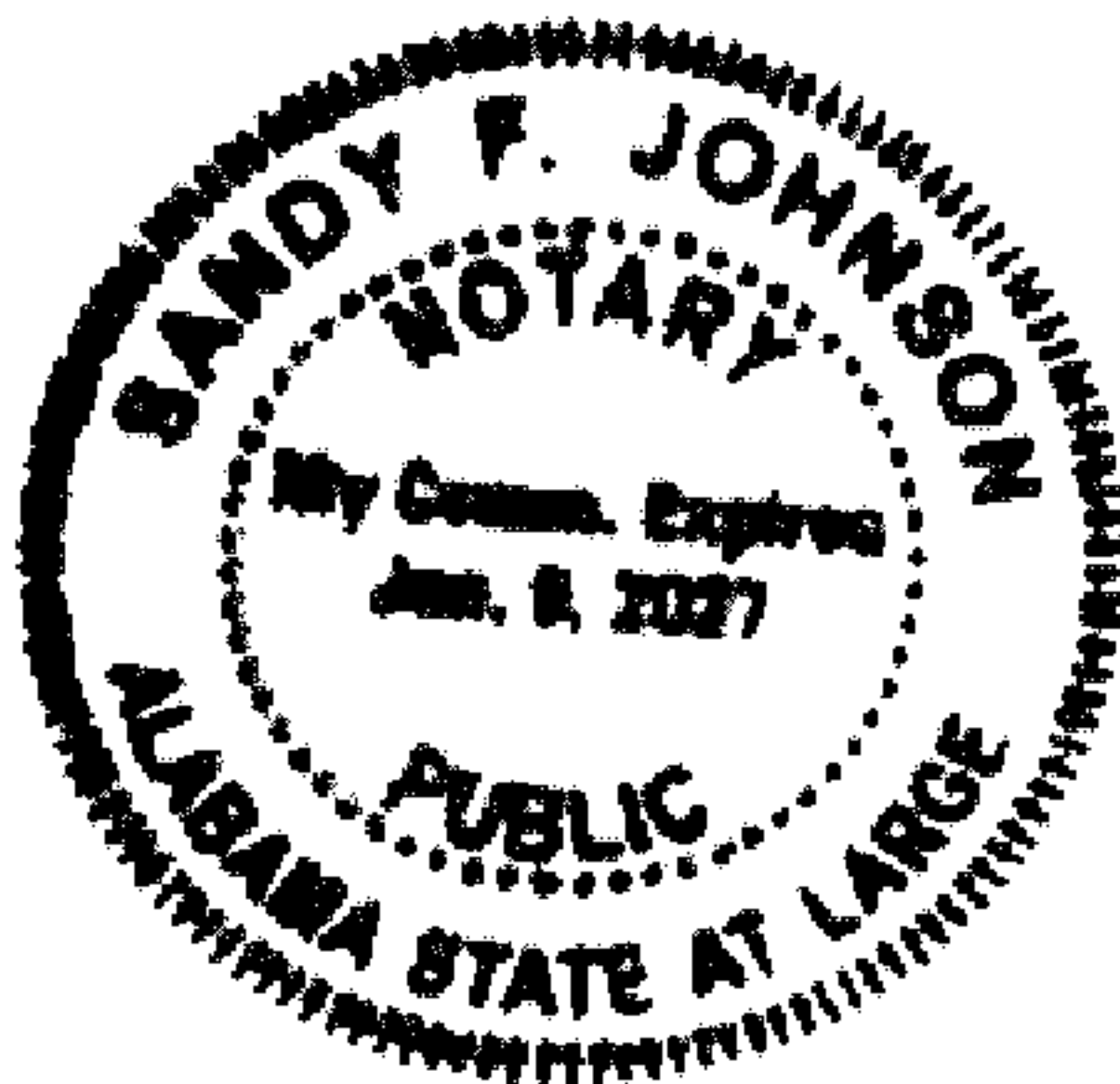
[Signature]
Grantor: Phillip Kaht

[Signature]
Grantor: Carolyn Kaht

STATE OF ALABAMA

COUNTY OF Shelby

Personally, appeared before me, the undersigned authority in and for the said County and State, on this the 18th day of June, 2024, within my jurisdiction, the within named **Phillip Kaht and Carolyn Kaht**, who are known to me, or who have produced drivers license as identification, acknowledged before me on this date, that being informed of the contents of the conveyance signed, acknowledged and executed the same voluntarily on the day the same bears date.



[Signature]
NOTARY PUBLIC
My Commission Expires 1/9/2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/03/2024 09:34:24 AM
\$464.00 BRITTANI
20240703000201760

[Signature]