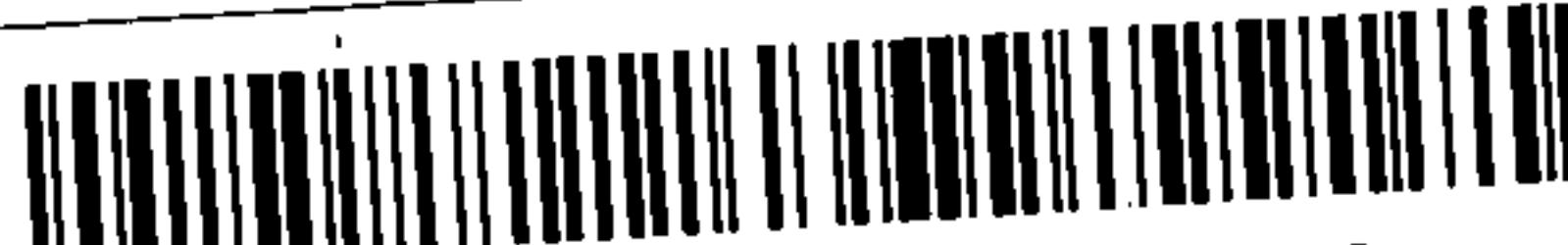


Send Tax Notice To & This Instrument Prepared By:

Kelly Lewis Knudsen
1439 Laurens Street
Birmingham, AL 35242



20250304000064670 1/3 \$246.00
Shelby Cnty Judge of Probate, AL
03/04/2025 03:17:44 PM FILED/CERT

Quit Claim Deed

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged,

Kirk S. Knudsen, a married man,

hereinafter referred to as "Grantor", hereby remises, releases, quitclaims, grants, sells, and conveys to

Kelly Lewis Knudsen,

hereinafter referred to as "Grantee", whether one or more, all right, title, interest and claim in and to Grantor's interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

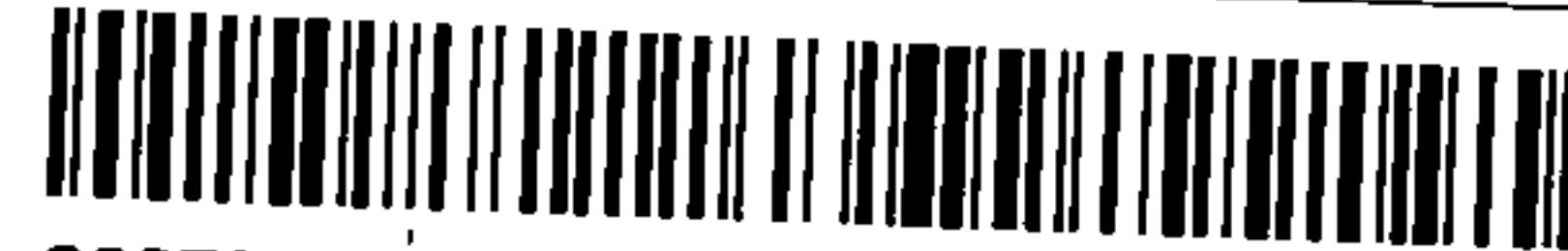
**Lot 4A, according to the Final Plat Of The Residential Subdivision,
Beaumont - Phase 5, Resurvey of Lots 1-31, as recorded in Map Book 40,
Page 5, in the Probate Office of Shelby County, Alabama.**

**Subject to all building set-back lines, covenants, conditions, easements,
limitations, provisions, restrictions, reservations, rights-of-way of record,
and mineral and mining rights not owned by grantor.**

The subject property is neither the homestead of Kirk S. Knudsen, nor that of his spouse.

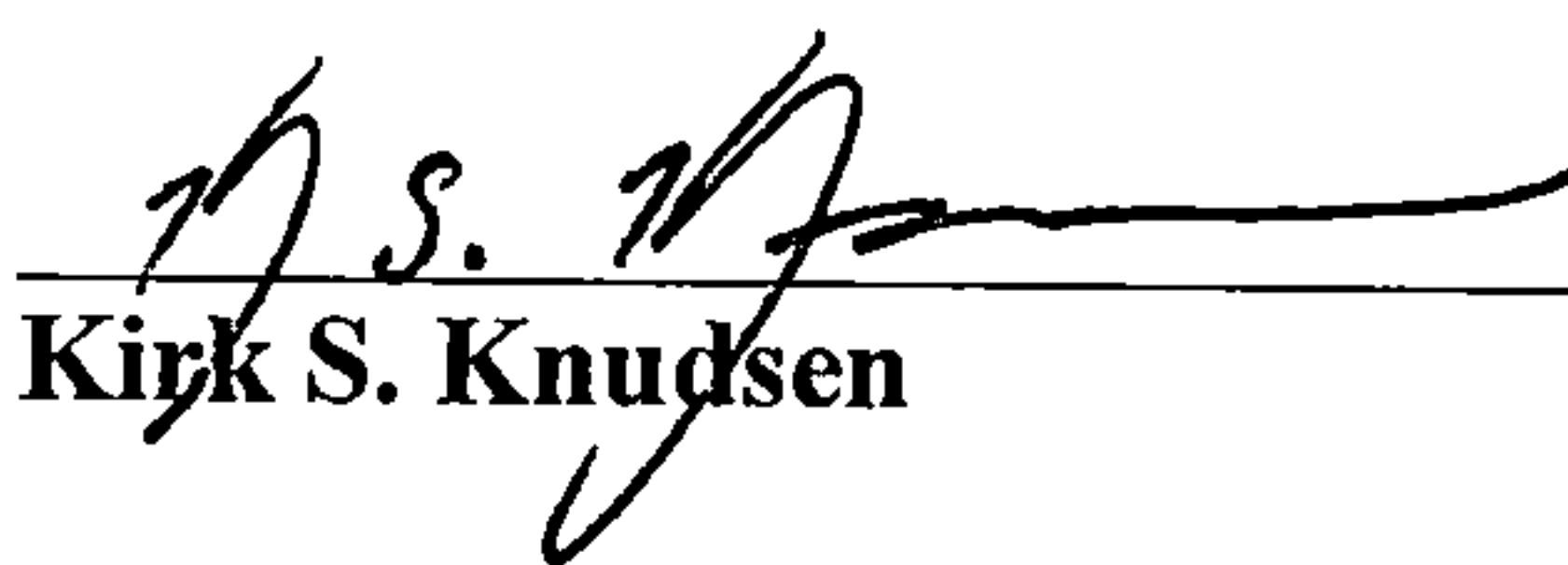
To Have And To Hold the herein-described premises unto the Grantee, so that neither the said Grantor, nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand, any right, title or interest to the herein-described premises or its appurtenances, or any rights thereof.

Shelby County, AL 03/04/2025
State of Alabama
Deed Tax: \$218.00



20250304000064670 2/3 \$246.00
Shelby Cnty Judge of Probate, AL
03/04/2025 03:17:44 PM FILED/CERT

In Witness Whereof, I have hereunto set my hands and seal on this the
25th day of February, 2025.



Kirk S. Knudsen

(Seal)

STATE OF ALABAMA

COUNTY OF Jefferson

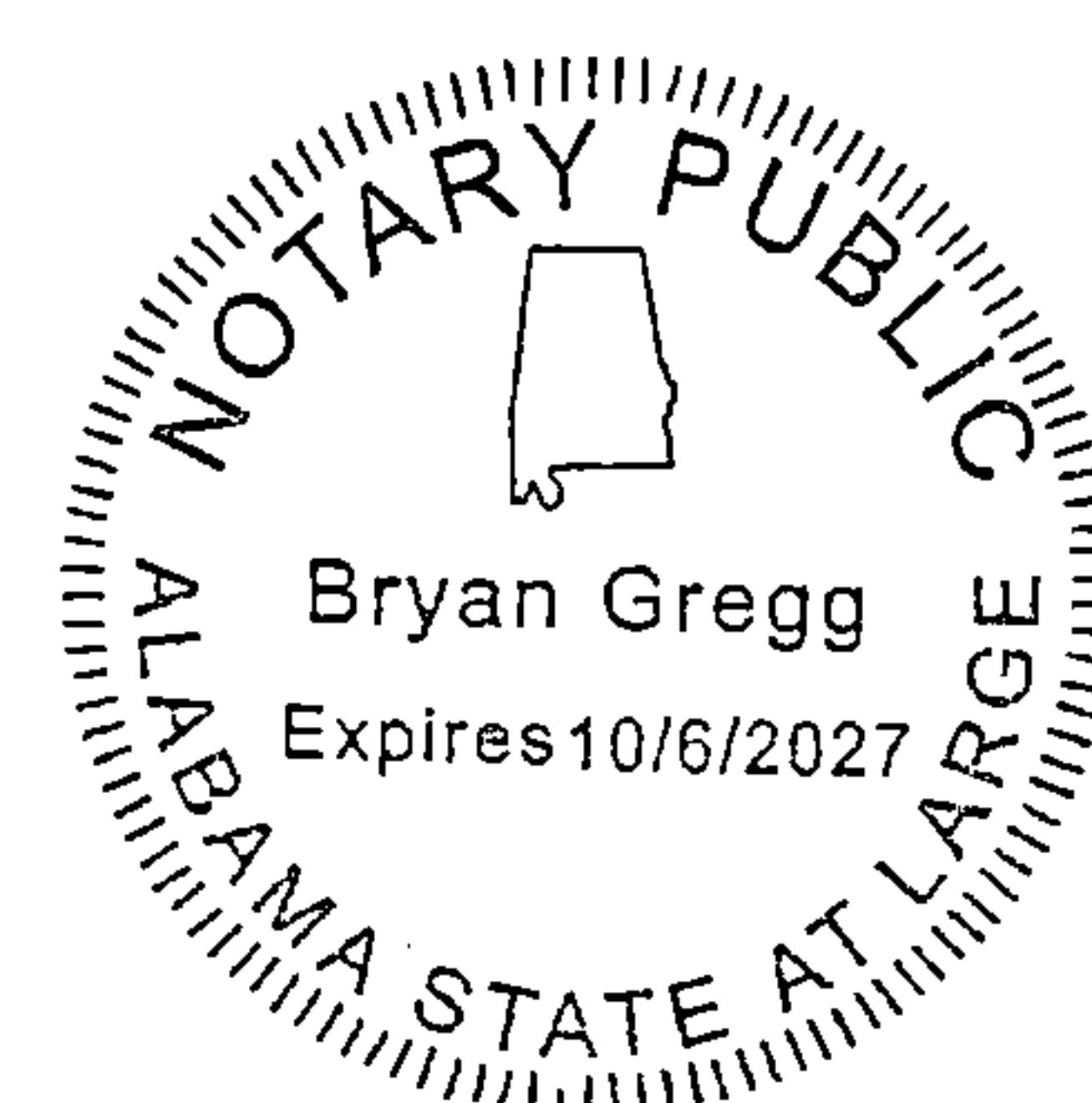
I, Bryan Gregg, a Notary Public, in and for said County in said State, hereby certify that **Kirk S. Knudsen**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this 25th day of February, 2025.



Notary Public

My Commission Expires: 10-6-2027



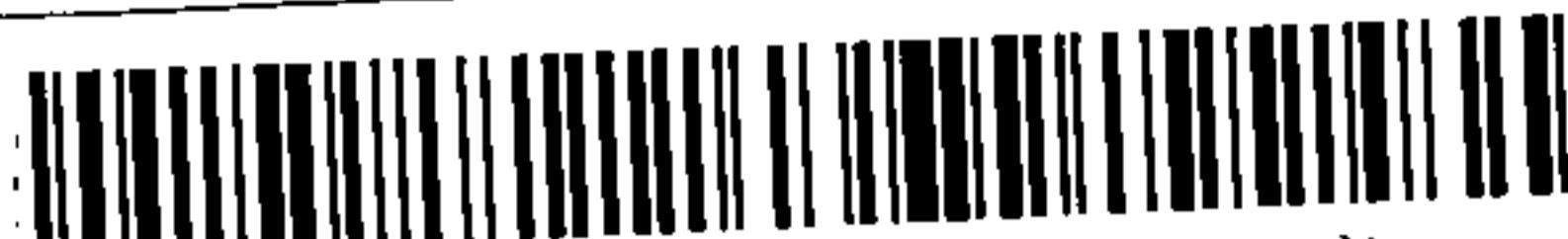
Real Estate Sales Validation Form

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

Grantor's Name Kirk S. Knudsen
 Mailing Address 497 Riverwoods Landing
Helena, AL 35080

Grantee's Name Kelly Lewis Knudsen
 Mailing Address 1439 Laurens Street
Birmingham, AL 35242

Property Address 1439 Laurens Street
Birmingham, AL 35242



20250304000064670 3/3 \$246.00
 Shelby Cnty Judge of Probate, AL
 03/04/2025 03:17:44 PM FILED/CERT

Date of Sale February 25, 2025

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 435,800.00- 1/2 value \$217,900.00

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 Shelby County, Alabama tax records

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 2-25-2025

Print Kelly Lewis Knudsen

____ Unattested

Bryan Gregg

(verified by)

Sign Kelly Lewis Knudsen

(Grantor/Grantee/Owner/Agent) circle one

[Print Form](#)

Form RT-1