



20250929000297600 1/3 \$173.00
Shelby Cnty Judge of Probate, AL
09/29/2025 01:39:50 PM FILED/CERT

This Instrument was
prepared by:

Kimberlee A. Krueger
486 Bayshore Drive
Auburndale, FL 32823

SEND TAX NOTICE TO:

Robert D. Krueger
486 Bayshore Drive
Auburndale, FL 32823

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, ROBERT D. KRUEGER and JUDY A. KRUEGER, husband and wife (herein referred to as GRANTORS, as joint tenants, with right of survivorship, whether one or more) do grant, bargain, sell and convey unto ROBERT D. KRUEGER and JUDY A. KRUEGER, husband and wife, as joint tenants, with right of survivorship and KIMBERLEE A. KRUEGER and MICHAEL PITTMAN, as joint tenants, with right of survivorship (herein referred to as GRANTEES), the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 69 ACCORDING TO THE SURVEY OF NAVAJO HILLS, NINTH SECTOR, AS RECORDED IN MAP BOOK 10, PAGE 84 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2025 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2025.
2. EASEMENT(S); BUILDING LINE; AND, RESTRICTIONS AS SHOWN ON RECORDED MAP.
3. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN SHELBY REAL 113, PAGE 906.
4. RIGHT-OF-WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN SHELBY REAL 133, PAGE 540 AND SHELBY REAL 181, PAGE 663.
5. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO AS RECORDED IN SHELBY REAL 133, PAGE 464.

Shelby County, AL 09/29/2025
State of Alabama
Deed Tax:\$143.00



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TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that they are free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid; that we will defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, ROBERT D. KRUEGER and JUDY A. KRUEGER, husband and wife (herein referred to as GRANTORS, as joint tenants, with right of survivorship) have hereunto set their signatures and seals, this 22 day of August, 2025.

WITNESSES:

DeWayne Howell
Print Name DeWayne Howell

Judith Howell
Print Name Judith Howell

Robert D. Krueger
ROBERT D. KRUEGER

Judy A. Krueger
JUDY A. KRUEGER

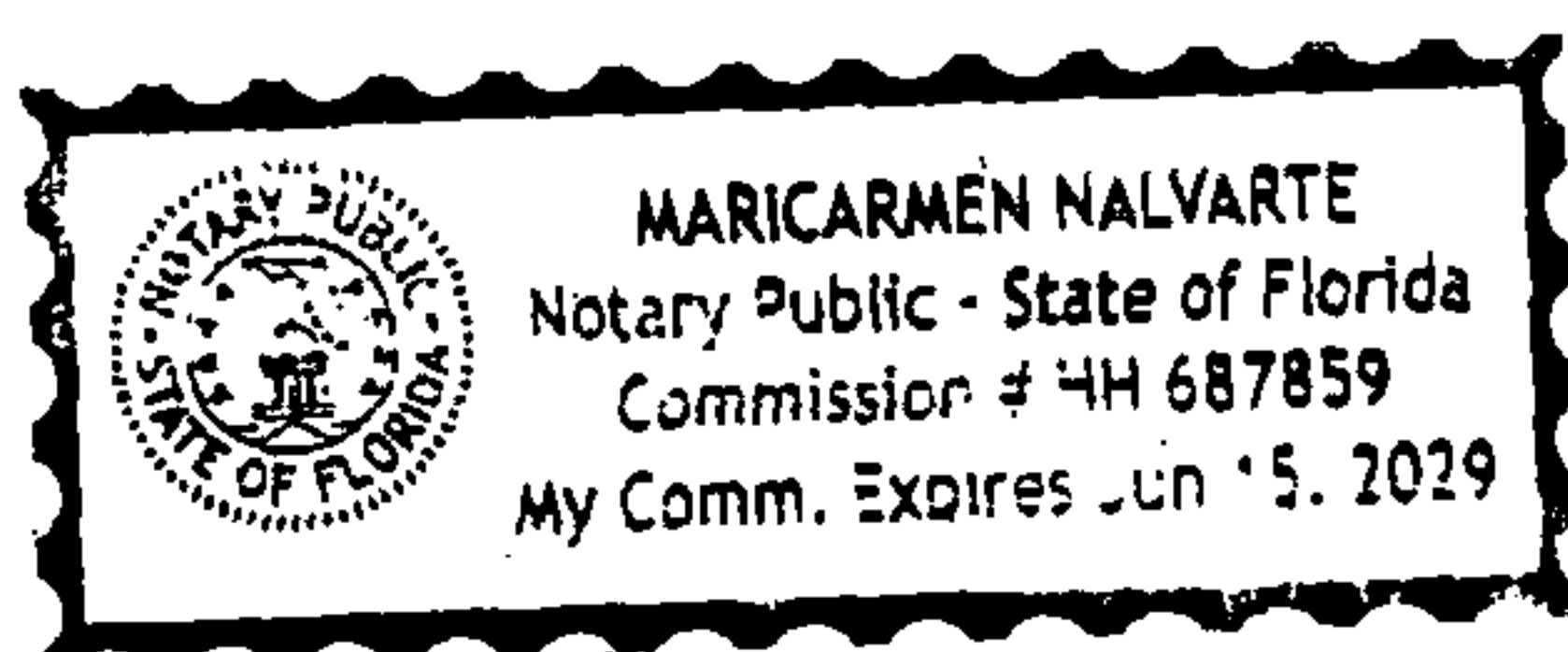
STATE OF FLORIDA)
COUNTY OF Polk)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of August, 2025, by ROBERT D. KRUEGER and JUDY A. KRUEGER, husband and wife (herein referred to as GRANTORS, as joint tenants, with right of survivorship) who are personally known to me or who have produced FL Driver's license as identification.

Maricarmen Nalvarte
NOTARY PUBLIC
PRINT NAME: Maricarmen Nalvarte

MY COMMISSION EXPIRES:



Real Estate Sales Validation Form

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

Grantor's Name Robert and Judy Krueger
Mailing Address 486 Bay Shore Dr
Auburndale FL
33823

Grantee's Name Robert & Judy Krueger
Mailing Address Kimberlee Krueger
Michael P. Hmar
486 Bayshore Dr
Auburndale, FL 33823

Property Address 1308 Colonial Dr
Alabaster, AL
35007

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 285,400

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 142,700

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

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 29 Sept 2025

Print

Kimberlee A Krueger

Sign

Kimberlee A Krueger

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

