

**THIS INSTRUMENT PREPARED BY:**

Clayton T. Sweeney, Attorney at Law  
2700 Hwy. 280 E., Ste. 160  
Birmingham, AL 35223


**Send Tax Notice To:**

Michael B. McKenzie  
9106 Brookline Lane  
Helena, AL 35080

Shelby County, AL 03/01/2019  
State of Alabama  
Deed Tax: \$8.00

QUIT CLAIM DEED

**STATE OF ALABAMA}**  
**COUNTY OF SHELBY}**

  
20190301000065910 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
03/01/2019 02:17:39 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Eight Thousand and No/100 Dollars (\$8,000.00) and Other Good and Valuable Consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **Jennifer M. Jones McKenzie, an unmarried woman**, hereby remises, releases, quit claims, grants, sells, and conveys unto **Michael B. McKenzie**, all her rights, title interests and claims in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 105, according to the Map and Survey of Wyndham Cottages – Phase II, as recorded in Map Book 27, Page 2, in the Probate Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes for 2019 and subsequent years not yet due and payable until October 1, 2019.  
Existing covenants and restrictions, easements, building lines and limitations of record.

Jennifer M. Jones grantee in that certain deed recorded in Instrument No. 20091130000439470 is one and the same person as Jennifer M. Jones McKenzie and Jennifer Jones McKenzie.

This deed is being recorded to be in compliance with that certain Final Judgment of Divorce dated September 8, 2017 in Shelby County, Alabama Circuit Court Case No. DR-2016-900436 WHB.

The preparer of this instrument makes no representation as to the status of the title conveyed herein. No title search performed nor requested.

TO HAVE AND TO HOLD to said GRANTEE, his heirs and assigns, forever.

Given under his hand and seal, this 22<sup>th</sup> day of February, 2019.

\_\_\_\_\_  
Witness

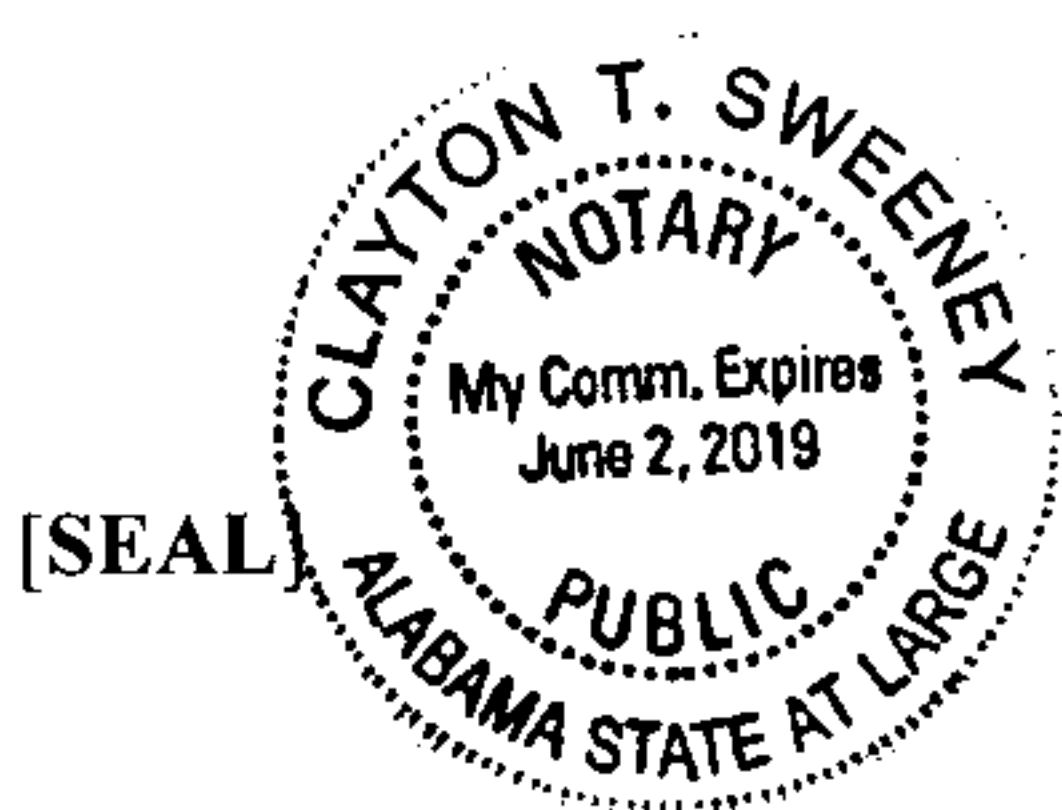
  
Jennifer M. Jones McKenzie


CLAYTON T. SWEENEY, ATTORNEY AT LAW

STATE OF ALABAMA     }  
                                  :  
COUNTY OF JEFFERSON }


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jennifer M. Jones McKenzie, an unmarried 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 27<sup>th</sup> day of February, 2019.



  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: 6-2-2019

  
20190301000065910 2/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
03/01/2019 02:17:39 PM FILED/CERT

**Real Estate Sales Validation Form**

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

Grantor's Name Jennifer M. Jones McKenzie  
Mailing Address 904 South Forrest Drive  
Homewood, AL 35209

Grantee's Name Michael B. McKenzie  
Mailing Address 9106 Brookline Lane  
Helena, AL 35080

Property Address 9106 Brookline Lane  
Helena, AL 35080

Date of Sale February 27, 2019

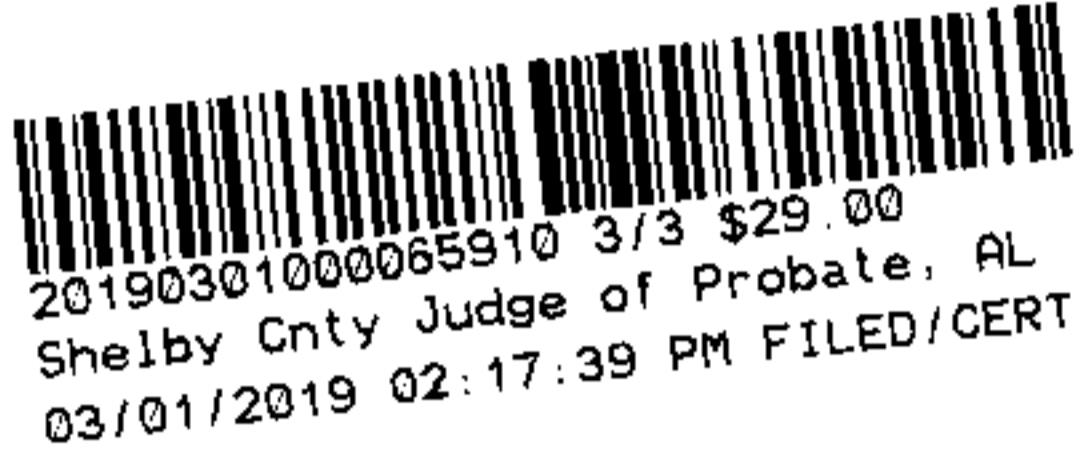
Total Purchase Price \$ 8,000.00

or \_\_\_\_\_

Actual Value \$ \_\_\_\_\_

or \_\_\_\_\_

Assessor's Market Value \$ \_\_\_\_\_



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/ Assessor's Appraised Value
- Other - Divorce Decree

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: \_\_\_\_\_

Print Jennifer M. Jones McKenzie

\_\_\_\_\_  
Unattested (verified by)

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

CLAYTON C. SWEENEY, ATTORNEY AT LAW