

This Instrument Prepared By:
Jennifer Patsios Styles Veitch
124 Summer Hill Drive
Alabaster, AL 35007

Quit Claim Deed

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: Pursuant to that certain Final Judgment Of Divorce in the Circuit Court of Shelby County, Alabama, Domestic Relations Division, Case No. DR-2009-900146, **Stuart Zachary Styles, a married man**, hereby remises, releases, quitclaims, grants, and conveys to **Jennifer Patsios Styles**, all his/her/their right, title, interest and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 42, according to the map or plat of Stoney Meadows Subdivision, Phase 1, as recorded in Map Book 36, Page 107, in the Probate Office of Shelby County, Alabama; together with the Affidavit of Michael R. Bridges, PLS, for Stoney Meadows Subdivision, Phase 1, recorded March 23, 2006 at Instrument Number 20060323000138000 in the Probate Office of Shelby County, Alabama.

Subject to all building set-back lines, covenants, conditions, easements, limitations, provisions, restrictions, reservations, and rights-of-way of record.

The subject property is neither the homestead of the grantor, nor that of his spouse.

The grantor herein, Stuart Zachary Styles, is one and the same person as Stuart Z. Styles.

The grantee herein, Jennifer Patsios Styles, is one and the same person as Jennifer P. Styles and Jennifer Patsios Styles Veitch.


To have and to hold unto the said Grantee(s) forever.

Given under my (our) hand(s) and my (our) seal this 21st day of May, 2019.



Stuart Zachary Styles (Seal)

Shelby County, AL 05/30/2019
State of Alabama
Deed Tax \$17.00


20190530000185700 1/3 \$38.00
Shelby Cnty Judge of Probate, AL
05/30/2019 09:42:55 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF Jefferson

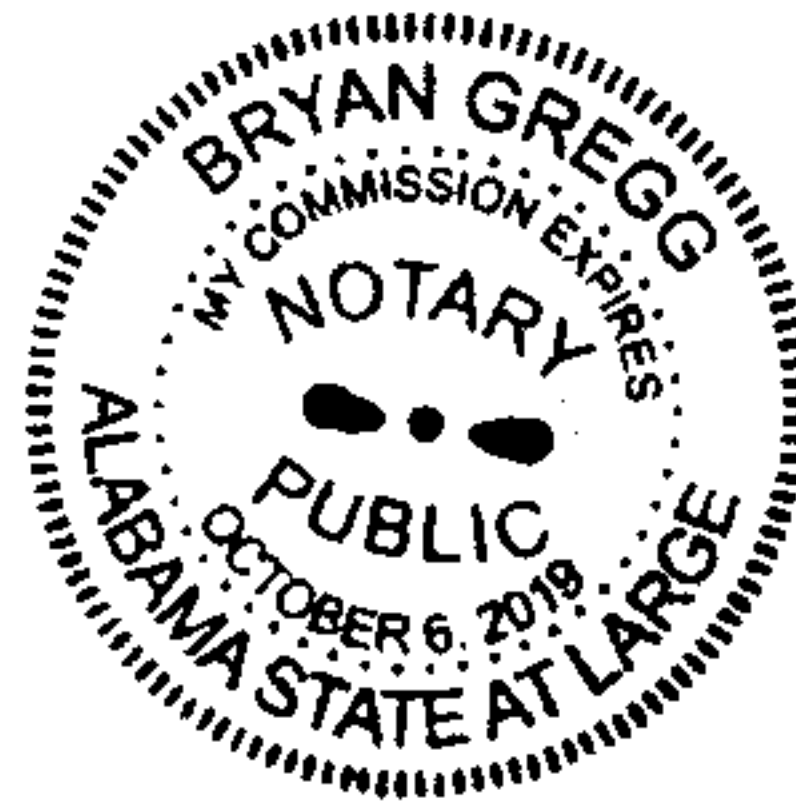
I, Bryan Gregg, a Notary Public, in and for said County in said State, hereby certify that **Stuart Zachary Styles**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they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

Given under my hand this 21st day of May, 2019.



Notary Public

My Commission Expires: 10-6-2019



20190530000185700 2/3 \$38.00
Shelby Cnty Judge of Probate, AL
05/30/2019 09:42:55 AM 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 Stuart Zachary Styles
Mailing Address 2148 Nashville Highway
Columbia, TN 38401

Grantee's Name Jennifer Patsios Styles
Mailing Address 124 Summer Hill Drive
Alabaster, AL 35007

Property Address 604 Hidden Brook Trail
Maylene, AL 35114

Date of Sale May 21, 2019
Total Purchase Price \$ _____

or
Actual Value \$ Land Only - House Burned

or
Assessor's Market Value \$ 17,000.00 1/2 value (land only)



20190530000185700 3/3 \$38.00
Shelby Cnty Judge of Probate, AL
05/30/2019 09:42:55 AM FILED/CERT

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 Assessment 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 5-21-19

Print Bryan Gregg

Unattested
(verified by)

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

Print Form