

THIS INSTRUMENT WAS PREPARED WITHOUT CURRENT TITLE OPINION OR CURRENT SURVEY.

THIS INSTRUMENT WAS PREPARED BY:
MARGARET M. CASEY, ATTORNEY AT LAW
2163 HIGHWAY 31 SOUTH, SUITE 102
PELHAM, ALABAMA 35124

SEND TAX NOTICE TO:
JOHN M. MANFREDI
6769 REMINGTON CIRCLE
PELHAM, ALABAMA 35124

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN AND NO/100 DOLLARS (\$10.00) and IN COMPLIANCE WITH A FINAL JUDGMENT OF DIVORCE RENDERED IN THE CIRCUIT COURT OF SHELBY COUNTY DOMESTIC RELATIONS DIVISION, BEARING CIVIL ACTION NUMBER: DR-2019-900457.00, to JESSICA L. MANFREDI, an unmarried woman, in hand paid by JOHN M. MANFREDI, the receipt whereof is hereby acknowledged I, JESSICA L. MANFREDI, an unmarried woman, do remise, release, quit claim and convey to the said JOHN M. MANFREDI all my right, title, interest, and claim in or to the following described real estate, situated in Shelby County, to-wit:

Lot 34, according to the Survey of Quail Run, Phase 3, as recorded in Map Book, Page 159 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, existing easements, restrictions and rights of way of record.

THIS DEED IS IN COMPLIANCE WITH A FINAL JUDGMENT OF DIVORCE RENDERED IN THE CIRCUIT COURT OF SHELBY COUNTY DOMESTIC RELATIONS DIVISION, BEARING CIVIL ACTION NUMBER: DR-2019-900457.00.

TO HAVE AND TO HOLD to the said JOHN M. MANFREDI, his heirs and assigns forever.

Given under my hand and seal this 19th day of November, 2019.

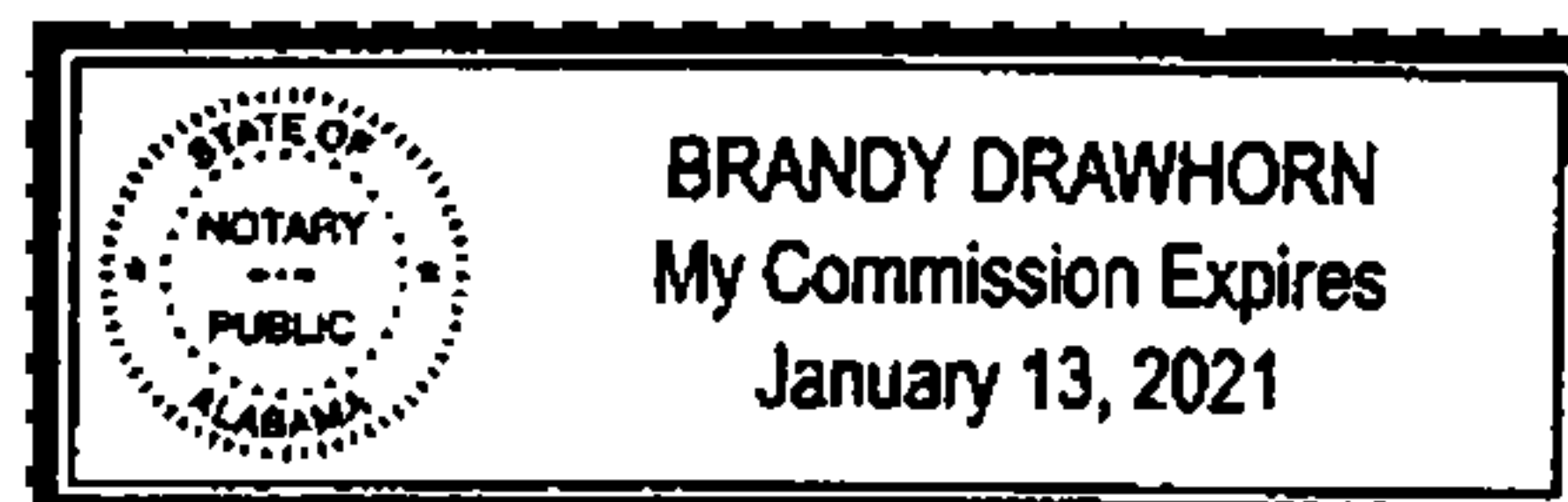
 (Seal)
JESSICA L. MANFREDI

STATE OF ALABAMA)
SHELBY COUNTY)

I, THE UNDERSIGNED, a Notary Public in and for said County in said State, hereby certify that JESSICA L. MANFREDI, 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, this the 19th day of November, 2019.


NOTARY PUBLIC
MY COMMISSION EXPIRES: 1/13/2021



Grantor's Name:
JESSICA L. MANFREDI

Grantee's name:
JOHN M. MANFREDI

Mailing Address:

Mailing Address:
6769 REMINGTON CIRCLE
PELHAM, AL 35124

Property Address:
6769 REMINGTON CIRCLE
PELHAM, AL 35124

Date of Sale: _____
Total Purchase Price: \$
or
Actual Value
or
Assessor's Market Value: \$321,900
1/2 value of \$160,950 due to divorce

___ Bill of Sale
___ Sales Contract
___ Closing Statements

___ Front of Foreclosure Deed
___ Appraisal
x Other Tax Assessor _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/02/2019 07:55:51 AM
\$186.00 CHERRY
20191202000443430

Allie S. Boyd