

This instrument was prepared by:  
John E. Medaris  
Attorney at Law  
230 Bearden Road  
Pelham, Alabama 35124

**\*\*TITLE NOT EXAMINED\*\***

20200110000014140  
01/10/2020 10:33:19 AM  
QCDEED 1/2

**QUITCLAIM 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) pursuant to a final decree of divorce and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Michael Brian Stastny hereby releases, quitclaims, grants, sells, and conveys to Stephanie Antoinette Stastny (hereinafter called Grantee), all of his right, title, interest, and claim in or to the following described real property situated in Shelby County, Alabama, to wit:

Lot 19, according to the Survey of Apache Ridge, 1<sup>st</sup> Sector, as recorded in Map Book 12, Page 29, in the Probate Office of Shelby County, Alabama

**TO HAVE AND TO HOLD** to said Grantee forever.

Given under \_\_\_\_\_ hand and seal, this 28<sup>th</sup> day of March, 2014.

*Michael Brian Stastny*  
Michael Brian Stastny

STATE OF Illinois )  
Pe Page COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Brian Stastny 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 he executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 28<sup>th</sup> day of March, 2014.

*Mark E. Kowalczyk*  
Notary Public



Real Estate Sales Validation Form

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

Grantor's Name Michael Brian Stastny
Mailing Address 105 Comanche Circle
Alabaster, AL 35007

Grantee's Name Stephanie Antoinette Stastny
Mailing Address 105 Comanche Circle
Alabaster, AL 35007

20200110000014140 01/10/2020 10:33:19 AM QCDEED 2/2

Property Address 105 Comanche Circle
Alabaster, AL 35007

Date of Sale 3-28-2014

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 78,100.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County, Alabama, County
Clerk
Shelby County, AL
01/10/2020 10:33:19 AM
5103 50 CHERRY
20200110000014140

Ann S. Byrd

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 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 12-27-19

Print Cassy L. Bailey

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

Unattested

(verified by)

Print Form

Form RT-1