

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:
BRANDON SCOTT STIGLICH
445 12TH STREET SW
ALABASTER, AL 35007

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TWENTY THOUSAND THREE HUNDRED FIFTY AND 00/100 DOLLARS (\$20,350.00) and, IN COMPLIANCE WITH THE SETTLEMENT AGREEMENT CONCERNING THE FINAL JUDGMENT OF DIVORCE RENDERED IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA, BEARING CIVIL ACTION NUMBER: DR-2022-900257.00, to ABIGAIL KAY COX, a married woman, in hand paid by BRANDON SCOTT STIGLICH, the receipt whereof is hereby acknowledged, I, ABIGAIL KAY COX,, a married woman, do remise, release, quit claim and convey to the said BRANDON SCOTT STIGLICH all my right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot No. 2, Sector Two, of Fall Acres Subdivision, situated in and being a part of the SE 1/4 of the NE 1/4 of Section 3, Township 21 South, Range 3 West, and according to the map recorded in Map Book 5 Page 16, in the Probate Office of Shelby County, Alabama.

Lot No. 3, Sector Two, of Fall Acres Subdivision, situated in and being a part of the SE 1/4 of the NE 1/4 of Section 3, Township 21 South, Range 3 West, and according to the map recorded in Map Book 5 Page 16, in the Probate Office of Shelby County, Alabama.

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

BRANDON SCOTT STIGLICH and BRANDON STIGLICH is one and the same person.

ABIGAIL KAY COX and ABIGAIL KAY STIGLICH is one and the same person.

THE SAID ABIGAIL KAY COX , a/k/a ABIGAIL K. STIGLICH IS MARRIED TO THE SAID BRANDON SCOTT STIGLICH AND THIS DEED IS IN COMPLIANCE WITH A SETTLEMENT AGREEMENT MADE A PART OF THE FINAL JUDGMENT OF DIVORCE RENDERED IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA, BEARING CIVIL ACTION NUMBER: DR-2022-900257.00.

ABIGAIL KAY COX is married to BRANDON SCOTT STIGLICH, the Grantee .

TO HAVE AND TO HOLD to the said BRANDON SCOTT STIGLICH, his heirs and assigns forever.

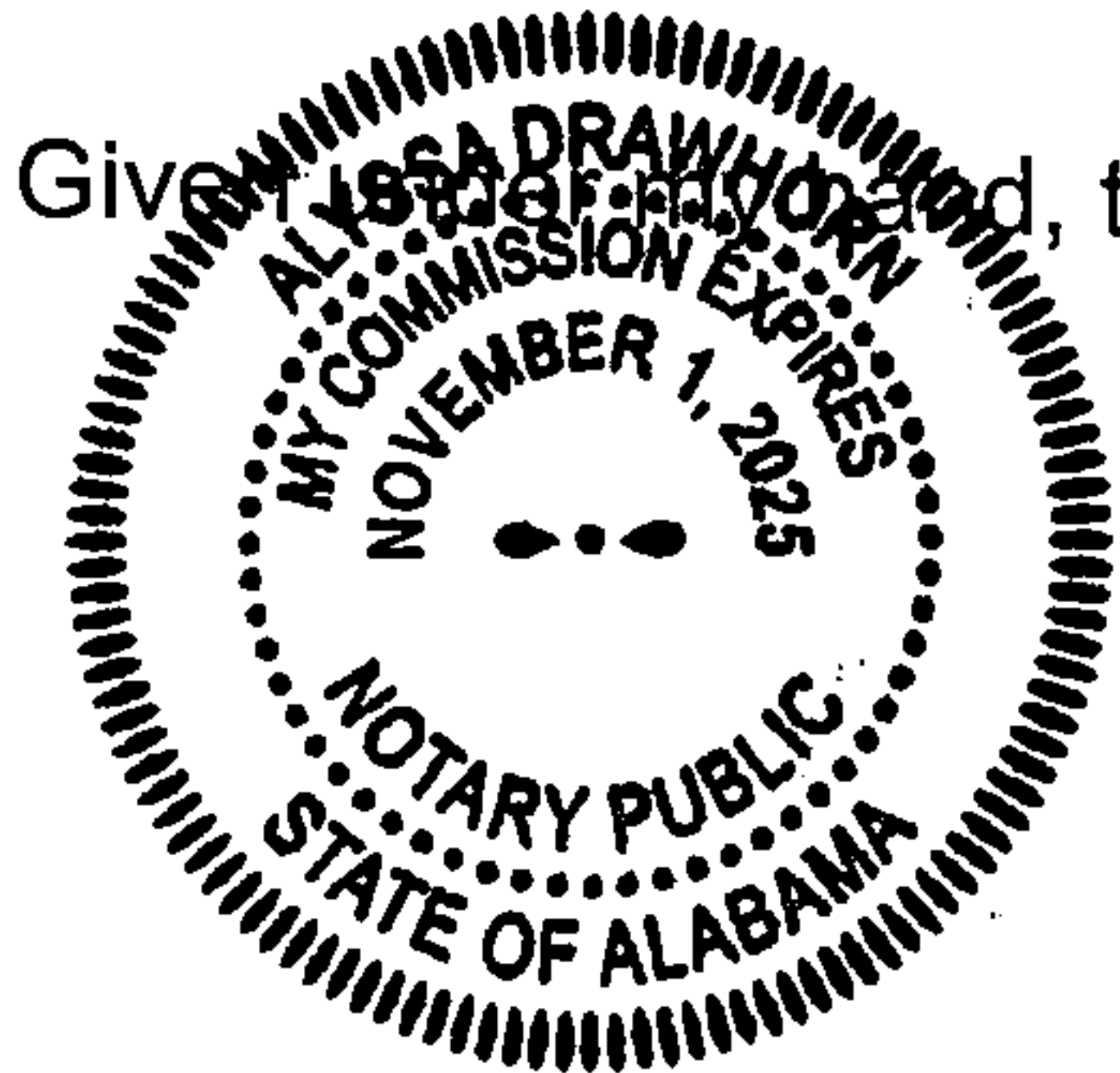
Given under our hands and seals this 6 day of June, 2022

Shelby County, AL 06/14/2022
State of Alabama
Deed Tax: \$20.50

Abigail Kay Cox (Seal)
ABIGAIL KAY COX

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that ABIGAIL KAY COX, 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 seal, this the 6th day of June, 2022.

Lynn D. [Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/01/2025



20220614000235880 2/2 \$45.50
Shelby Cnty Judge of Probate, AL
06/14/2022 08:21:54 AM FILED/CERT

Grantor's Name:
ABIGAIL KAY COX

Mailing Address:

Property Address:
445 12TH STREET SW
ALABASTER, AL 35007

Grantee's name:
BRANDON SCOTT STIGLICH

Mailing Address:
445 12TH STREET SW
ALABASTER, AL 35007

Date of Sale: _____
Total Purchase Price: \$20,350.00

or
Actual Value
or
Assessor's Market Value:\$

____ Bill of Sale
____ Sales Contract
____ Closing Statements

____ Front of Foreclosure Deed
____ Appraisal
x Other: Court Order DR-2022-900257