

20230307000063300 1/2 \$189.00  
Shelby Cnty Judge of Probate, AL  
03/07/2023 03:38:13 PM FILED/CERT

**THIS INSTRUMENT PREPARED BY:**

George Babakitis  
Attorney at Law  
2031 2<sup>nd</sup> Avenue North  
Birmingham, AL 35203

**SEND TAX NOTICE TO:**

Lee E. Melton  
588 Forest Lakes DR  
Sterrett, AL 35147

**QUIT CLAIM DEED**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid to **Kyra Bush (formerly known as Kyra Melton)**, an unmarried woman (hereinafter referred to as "Grantor"), in hand paid by **Lee E. Melton**, a unmarried man (hereinafter referred to as "Grantee"), the receipt whereof is hereby acknowledged, the Grantor does hereby remise, release, quitclaim and convey unto Grantee all of her right, title, interest and claim in and to the following described real property, located and situated in Sterrett, Shelby County, Alabama, to-wit:

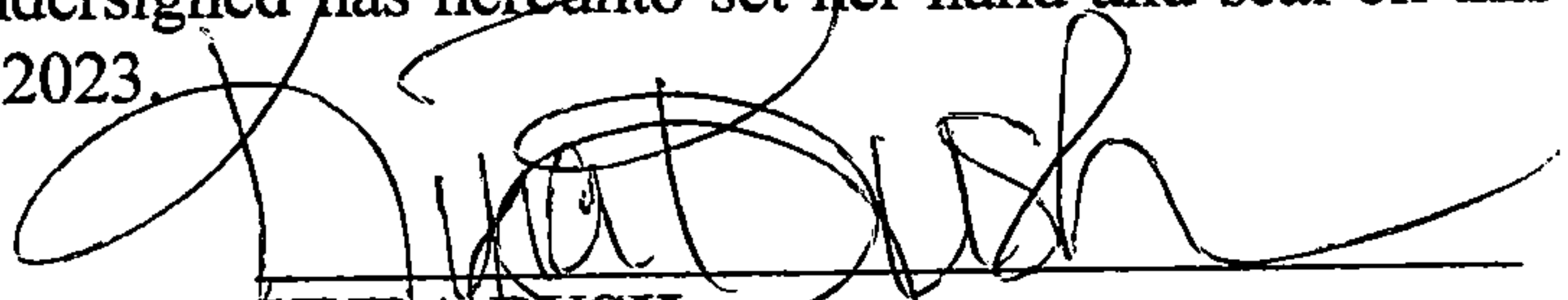
**Lot 41, according to the Map and Survey of Forest Lakes Sector 1, as recorded in Map Book 28, in the Probate Office of Shelby County, Alabama.**

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This Quit Claim Deed is given in accordance with that certain divorce proceeding entitled **Lee E. Melton vs. Kyra Melton**, in the Circuit Court of Jefferson County, Alabama, Case No. DR2022-901149, in the Final Judgment of Divorce ordered by Anne L. Durward, Circuit Judge, on the 28<sup>th</sup> day of December, 2022.

**TO HAVE AND TO HOLD** to the said Grantee, his heirs and assigns forever.

**IN WITNESS WHEREOF**, the undersigned has hereunto set her hand and seal on this the 7<sup>th</sup> day of March, 2023.

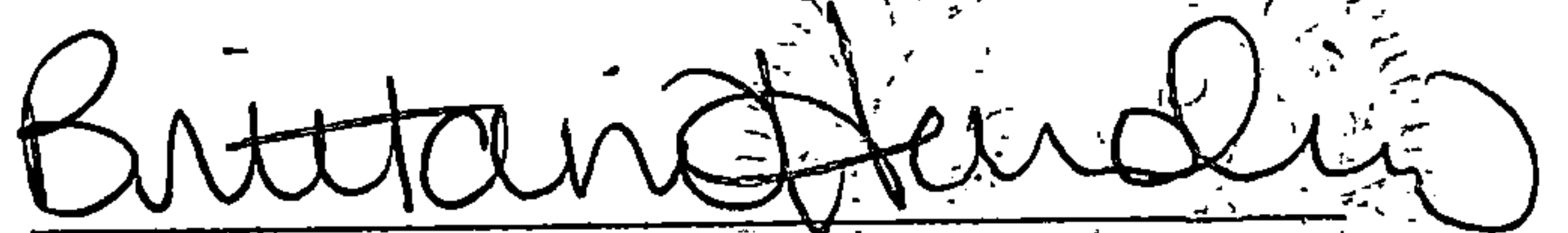


**KYRA BUSH**  
Grantor

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that **KYRA BUSH (formerly known as Kyra Melton)**, 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 said conveyance, she executed the same voluntarily and in my presence on the day the same bears date.

Given under my hand and official seal, this the 7<sup>th</sup> day of March, 2023.



**NOTARY PUBLIC**

My Commission Expires: 7-14-2026

Shelby County, AL 03/07/2023  
State of Alabama  
Deed Tax: \$164.00

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**REAL ESTATE SALES VALIDATION FORM**

(This document must be filled in accordance with Code of Alabama 1975, Section 40-20-1)

Grantor's Name: **Kyra Bush**  
Mailing Address: 205 Egg & Butter RD  
Columbiana, AL 35051

Grantee's Name: **Lee E. Melton**  
Mailing Address: 588 Forest Lakes DR  
Sterrett, AL 35147

Property Address: 588 Forest Lakes DR  
Sterrett, AL 35157

Date of Sale: \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
**OR**  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 327,670

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 1/2 Value \$163,835

**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 3/7/2023  
Unattested \_\_\_\_\_  
(verified by)

Print Kyra Bush  
Sign [Signature]  
(Grantor/Grantee/Owner/Agent)