



20240216000041570 1/3 \$392.00  
Shelby Cnty Judge of Probate, AL  
02/16/2024 03:38:40 PM FILED/CERT

Send tax notice to:  
Chat McAtee  
121 Connemara Trail  
Birmingham, AL 35242

This Instrument Prepared By:  
Christen D. Butler, Esq.  
Dominick Feld Hyde, P.C.  
1130 22<sup>nd</sup> Street South  
Ridge Park, Suite 4000  
Birmingham, Alabama 35205

**THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.**

**QUIT-CLAIM DEED**

STATE OF ALABAMA     )  
SHELBY COUNTY         )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the terms, provisions and conditions of that certain Final Judgment of Divorce entered in Case No. 58 DR-2023-900561.00 in the Circuit Court of Shelby County, Alabama, and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Stacy D. McAtee, an unmarried person (hereinafter referred to as "Grantor"), do grant, release, quit claim and convey unto Chad McAtee, an unmarried person, (hereinafter referred to as "Grantee"), the following described real estate situated in Jefferson County, Alabama, to-wit:

LOT 41B, ACCORDING TO THE FINAL PLAT OF THE RESIDENTIAL PRIVATE SUBDIVISION STONEGATE REALTY RESURVEY OF LOTS 40 AND 41A, AS RECORDED IN MAP BOOK 33, PAGE 85, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Mineral and Mining rights excepted.

SOURCE OF TITLE: Instrument No. 20171106000401640

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.

Shelby County, AL 02/16/2024  
State of Alabama  
Deed Tax: \$364.00

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2. Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded lease(s).

3. All other easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Jefferson County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantee, their heirs and assigns forever.

No warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed is made by the Grantor.

The purpose of this conveyance is to eliminate the survivorship ownership between the parties and to fully transfer 100% of the interest in the property to the Grantee pursuant to the terms contained in the Final Judgment of Divorce.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal on February 16, 2024.

Stacy D. McAtee  
STACY D. MCATEE

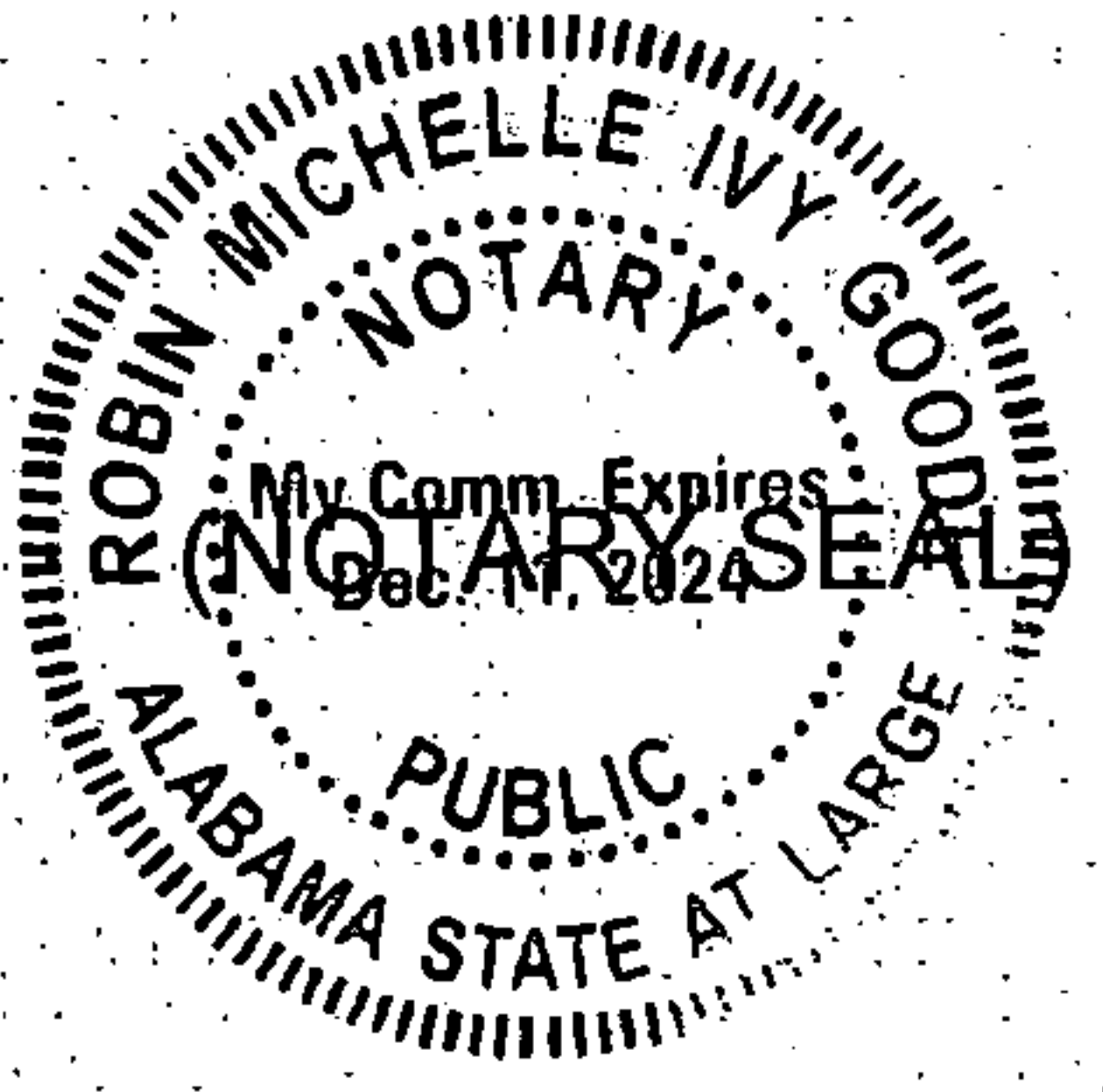
I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Stacy D. McAtee, an unmarried person, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand on February 16, 2024.

Robin Michelle Ivy Goode  
Notary Public

Robin Michelle Ivy Goode  
Printed Name

My Commission Expires: 12-11-2024



Real Estate Sales Validation Form

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

Grantor's Name Stacy McAtee  
Mailing Address 121 Connemara Trl  
Birmingham, AL 35242

Grantee's Name Chad McAtee  
Mailing Address 121 Connemara Trl  
Birmingham, AL 35242

Property Address 121 Connemara Trl  
Birmingham, AL 35242

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ 364,000  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

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  Appraisal  
 Sales Contract  Other Per Divorce  
 Closing Statement

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

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 \_\_\_\_\_

Print Chad McAtee

Unattested

Sign Chad McAtee

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

