

Send tax notice to:
Christen D. Butler
645 Forest Lakes Drive
Sterrett, AL 35147

This Instrument Prepared By:
William J. Nelson, Esq.
Dominick Feld Hyde, P.C.
1130 22nd 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)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of the terms, provisions and conditions of that certain Final Judgment of Divorce entered in Case No. 58 DR 2023-900519.00 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, Heath F. Butler, an unmarried person (hereinafter referred to as "Grantor"), do grant, release, quit claim and convey unto Christen D. Butler, an unmarried person, (hereinafter referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 28, ACCORDING TO THE SURVEY OF FOREST LAKES SECTOR I, AS RECORDED IN MAP BOOK 28, PAGE 94, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Mineral and Mining rights excepted.

SOURCE OF TITLE: Instrument No. 20151201000409740

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.

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

3. Such state of facts as shown on subdivision plat recorded in Plat Book 28, Page 94.

4. Right of Way to Alabama Power Company as recorded in Real 139, Page 127; Shelby Real 236, page 829; Shelby Real 126, Page 191; Shelby Real 126, Page 323 and Shelby Real 124, Page 519.

5. Right of Way granted to Shelby County as recorded in Real 228, Page 339.

6. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Real 28, Page 94; Instrument 2001-9358 and Instrument 2001-47360 in the Probate Office of Shelby County, Alabama.

7. All other easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby 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.

[SIGNATURE AND NOTARY CERTIFICATION ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal
on January 29th, 2024.

Heath F. Butler
Heath F. Butler

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Heath F. Butler, 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, he executed the same voluntarily on the day the same bears date.

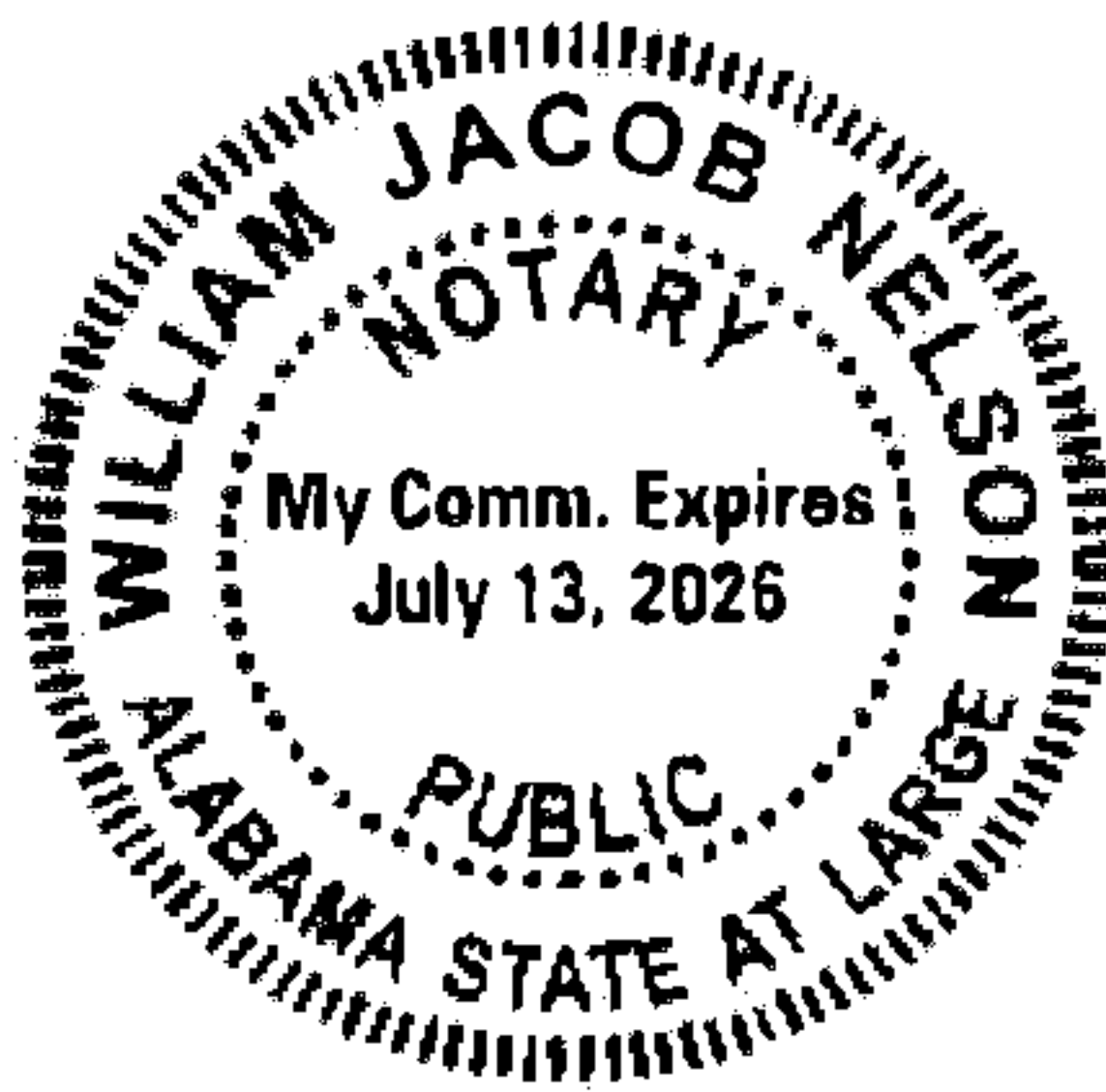
Given under my hand on January 29th, 2024.

William Nelson
Notary Public

William Nelson
Printed Name

(NOTARY SEAL)

My Commission Expires: 7/13/26





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/02/2024 08:42:54 AM
 \$326.00 PAYGE
 20240402000089890

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name	<u>HEATH F BUTLER</u>	Grantee's Name	<u>CHRISTEN D BUTLER</u>
Mailing Address	<u>645 FOREST LAKES DR</u> <u>STERRETT AL 35147</u>	Mailing Address	<u>645 FOREST LAKES DR</u> <u>STERRETT AL 35147</u>
Property Address	<u>645 FOREST LAKES DR</u> <u>STERRETT AL 35147</u>	Date of Sale	<u>1/29/2024</u>
		Total Purchase Price	<u>\$</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$ 294,900.00</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 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 3/27/2024

Print MIKE KRIVOSKI: AGENT FOR GRANTOR/GRANTEE

Unattested

Sign Mike Krivoski

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1