



20250709000207440 1/3 \$288.50
Shelby Cnty Judge of Probate, AL
07/09/2025 03:58:08 PM FILED/CERT

This instrument prepared by:
JESSIE KEATING HARDY
J. HARDY FAMILY LAW, LLC
200 Office Park Drive, Suite 115
Birmingham, AL 35223

SEND TAX NOTICE TO:
Brittney Marchelle McDonald
466 Ballantrae Road
Pelham, AL 35124.

Source of Title: Inst. 20220610000233200

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that pursuant to the Final Judgment of Divorce entered in Civil Action *McDonald v. McDonald*, DR-2024-900262, Shelby County, Alabama on April 24, 2025, and for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid by the Grantee herein, the receipt of which is acknowledged, the undersigned **JEREMY MCDONALD**, an unmarried man (hereinafter referred to as GRANTOR), does hereby remise, release, quit claim and convey to **BRITTNEY MARCHELLE MCDONALD** (hereinafter referred to as GRANTEE), an unmarried woman, the following described real estate, situated in **Shelby County, Alabama**, with an address of 466 Ballantrae Road, Pelham, AL 35124, to-wit:

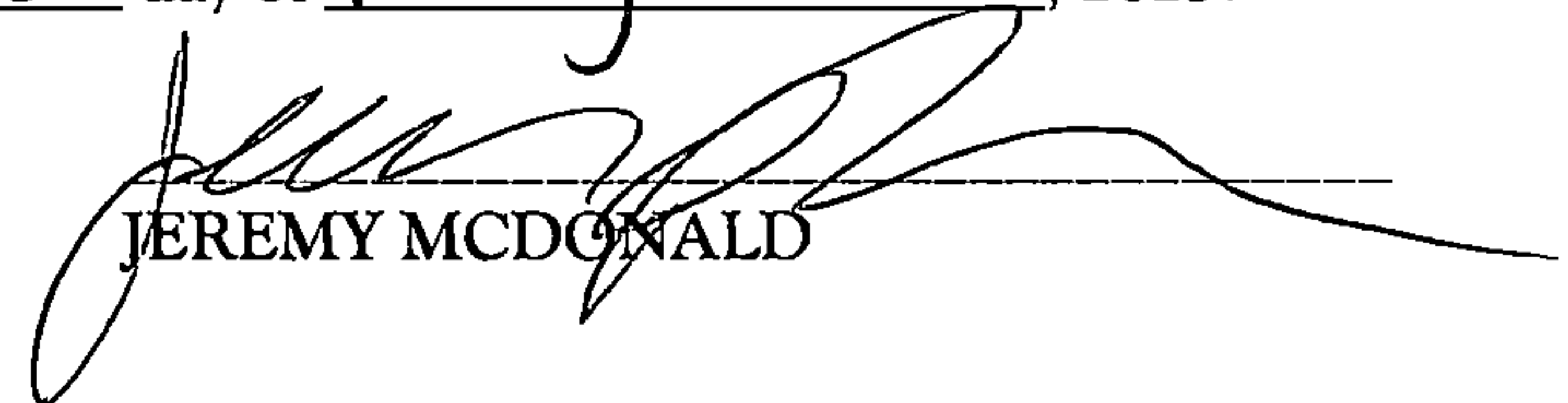
Lot 2144, Kirkwall, Phase III, in Ballantrae, as recorded in Mfip Book 47, Page 71, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matter of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

TO HAVE AND TO HOLD to the said GRANTEE forever.

THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED ANY TITLE OR SURVEY RELATED MATERIAL WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT GIVE ANY OPINION WITH RESPECT THEREOF.

Given under my hand and seal on this the 22nd day of May, 2025.


JEREMY MCDONALD

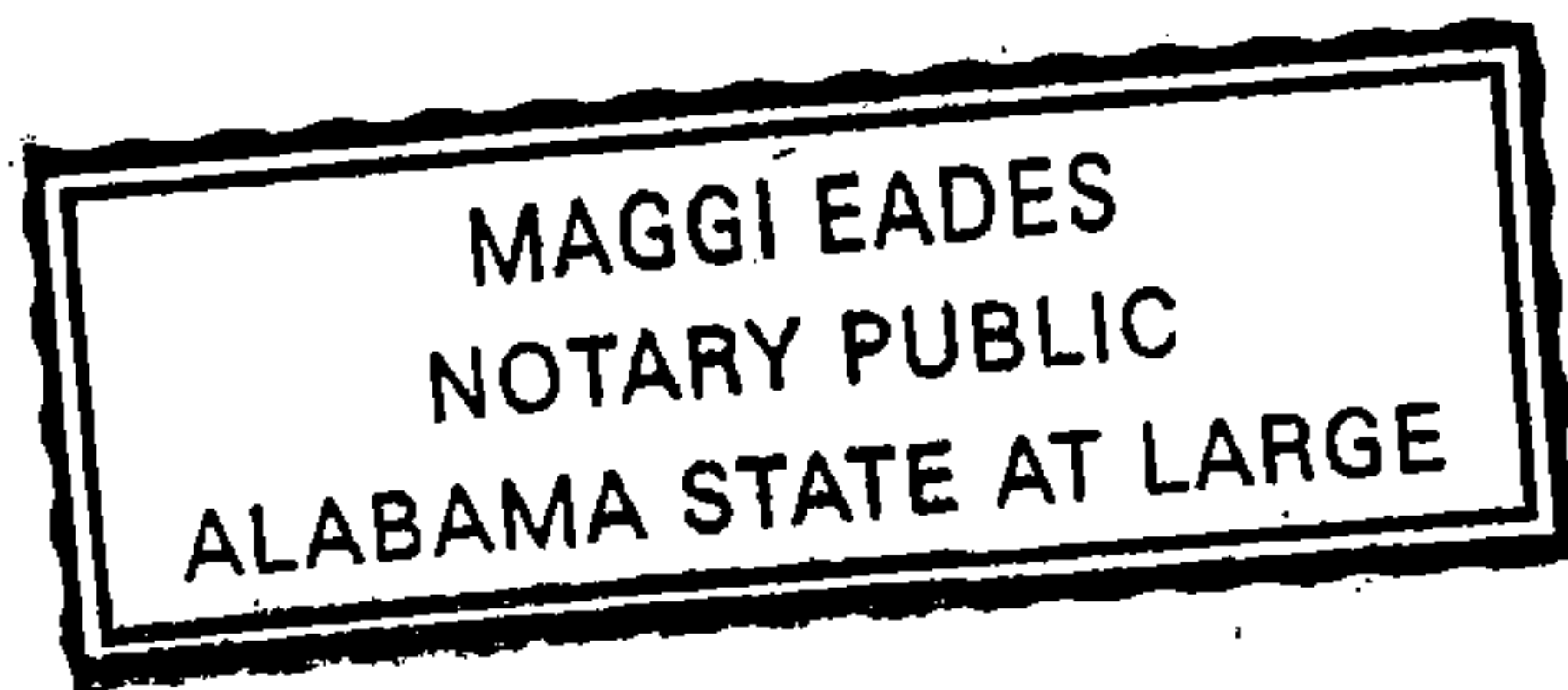
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, Notary Public for the State of Alabama, do hereby certify that **JEREMY MCDONALD**, whose name is signed to the foregoing conveyance, and who is known to me and/or whose identity was confirmed by valid government issued photo identification, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day that same bears date.

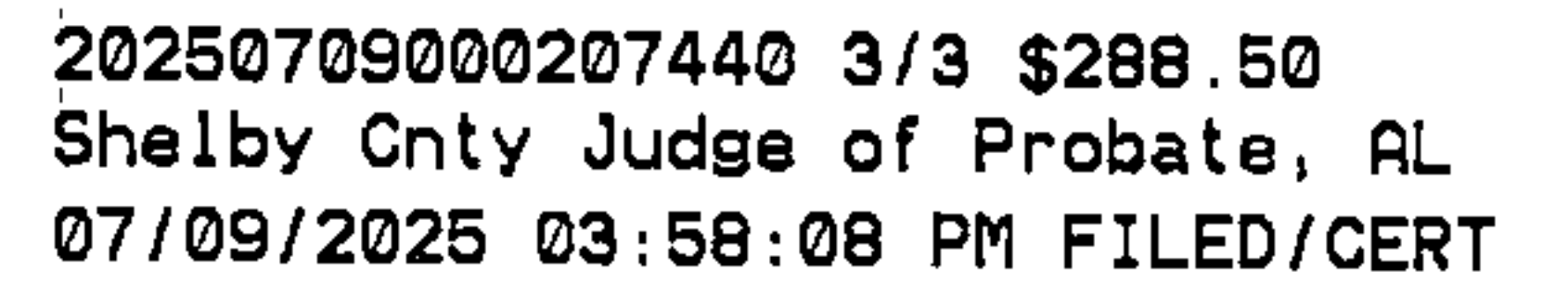


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Given under my hand and office seal on this the 22 day of May, 2025.



Maggi Eades
Notary Public
My Commission Expires: 8/19/28



Form RT-1