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

SEND TAX NOTICE TO:

Brittney Marchelle McDonald 466 Ballantrae Road Pelham, AL 35124

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

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 22^{10} day of $\sqrt{100}$, 2025.

JEREMY MCDOMALI

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.

Shelby County, AL 07/09/2025 State of Alabama Deed Tax: \$260.50

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Given under my hand and office seal on this the \(\frac{1}{2} \) day of \(\)

2025.

Notary Publid

My Commission Expires:_

MAGGI EADES
NOTARY PUBLIC
ALABAMA STATE AT LARGE

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

Real Estate Sales Validation Form

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

Grantors' Name:	Jeremy McDonald	Grantee's Name:	Brittney Marchelle McDonald
Mailing Address:	4466 Old Cahaba Parkway Helena, AL 35080	Mailing Address	466 Ballantrae Rd. Pelham, AL 35124
Property Address:	466 Ballantrae Rd. Pelham, AL 35124	Date of Sale: Total Purchase Price:	N/A Transfer pursuant to Divorce Decree
		Or	
		Actual Value	\$
		Or	
		Assessor's Mkt Value:	\$ 520,700.00 (2024 Tax Assessment) 112 = 240,350
	ce or actual value claimed on this on of documentary evidence is no	s form can be verified in the follows ot required)	ing documentary evidence: (check
Bi	ll of Sale	Appraisal	
	les Contract osing Statement	Transfer tax to be paid on 1/2 Other	2 2024 Tax Assessor's Value= \$260.35
		Instructions ame of the person or persons convey	ying interest to property and their
Grantee's name as conveyed.		name of the person or persons to w	hom interest to property is being
•	the physical address of the prope	rty being conveyed, if available.	
Date of Sale - the	date on which interest to the pro	perty was conveyed.	
-	ice - the total amount paid for the ffered for record.	e purchase of the property, both real	and personal, being conveyed by
	ffered for record. This may be e	true value of the property, both reactions of the property, both reactions are specifically conducted to the property of the p	
use valuation, of	the property as determined by tl	ermined, the current estimate of fair ne local official charged with the re- will be penalized pursuant to <u>Code</u>	sponsibility of valuing property for
further understan	d that any false statements claiments $40-22-1$ (h).	at the information contained in this ed on this form may result in the im	position of the penalty indicated
Date: 7/0	1/2025 Pri	nt: Brithey M. Sign Bullius (Grantor/Gra	McDonald Ma Donald
Onatteste	(verified by)	(Grantor/Gra	ntee/Owner/Agent) circle one Form RT-1