

THIS INSTRUMENT PREPARED BY:
Clayton T. Sweeney, Attorney at Law
2700 Highway 280 East
Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Claudia Bugna
113 Langston Place
Birmingham, AL 35242

QUIT CLAIM DEED

STATE OF ALABAMA}
COUNTY OF SHELBY}

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Adrian Bugna, an unmarried man** (hereby referred to as "GRANTOR") hereby remises, releases, quit claims, grants, sells, and conveys unto **Claudia Bugna** (hereby referred to as "GRANTEE") her heirs and assigns, all of her rights, title, interests and claims in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 111, according to the Survey of Greystone Legacy, First Sector, as recorded in Map Book 26, Page 79 A, B, and C, in the Probate Office of Shelby County, Alabama.

This deed is being recorded to be in compliance with that certain Final Judgment of Divorce dated July 5, 2023 and filed for record on July 6, 2023, in Shelby County, Alabama Circuit Court Case No. DR-2022-900002, styled, Claudia Beatriz Bugna v. Adrian Alberto Bugna.

Claudia Bugna is one and the same person as Claudia Beatriz Bugna.
Adrian Bugna is one and the same person as Adrian Alberto Bugna.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns, in fee simple, forever.

The preparer of this instrument makes no representation as to the status of the title conveyed herein. No title search performed. No title search requested.

Pursuant to the provisions of *ALA. Code § 40-22-1* (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Address:
Adrian Bugna
109 Claumet Drive
Birmingham, AL 35242

Grantees Name and Address:
Claudia Bugna
113 Langston Place
Birmingham, AL 35242

Property Address: 113 Langston Place
Birmingham, AL 35242

Date of Sale: April 14, 2025

Tax Assessor's Market Value: \$1,012,400.00

Given under my hand and seal, this 14th day of April, 2025.

Adrian Bugna

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned authority, a Notary Public of U.S. Consular, in and for said County, in said State, hereby certify that Adrian Bugna, an unmarried man, 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 and official seal this 14th day of April, 2025.

(Affix Seal)



Kaylee Brooke Franks
NOTARY PUBLIC

My Commission Expires: 08/08/27



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/10/2025 10:52:00 AM
\$1037.50 JOANN
20251210000377910

Allie S. Bayl