

OWNERSHIP OF REAL PROPERTY. HOWEVER, THE COURT MAY NOT TRANSFER THE OWNERSHIP OF REAL PROPERTY FROM ONE SPOUSE TO THE OTHER.

(E) IN ACCORDANCE WITH THE COURT'S DETERMINATION OF THE OWNERSHIP OF REAL PROPERTY, THE COURT MAY:

(1) GRANT A DECREE WHICH STATES WHAT THE OWNERSHIP INTEREST OF EACH SPOUSE IS; AND

(2) AS TO ANY JOINTLY HELD PROPERTY, ORDER A PARTITION OF SALE IN LIEU OF PARTITION AND A DIVISION OF THE PROCEEDS.

3-6A-05. MONETARY AWARD IN ADJUSTMENT OF PARTIES' RIGHTS IN MARITAL PROPERTY.

~~(A) IN GRANTING A DIVORCE AN ABSOLUTE DIVORCE OR ANNULMENT, OR AT ANY TIME WITHIN 90 DAYS THEREAFTER, IF IN ITS DECREE GRANTING THE DIVORCE OR ANNULMENT THE COURT HAS EXPRESSLY RESERVED THE POWER TO DO SO, THE COURT OR ANNULMENT, OR AT ANY TIME WITHIN 12 MONTHS THEREAFTER IF IN ITS DECREE GRANTING THE DIVORCE OR ANNULMENT THE COURT HAS EXPRESSLY RESERVED THE POWER TO DO SO, THE COURT MAY THE COURT SHALL DETERMINE WHICH PROPERTY IS MARITAL PROPERTY IF THE DIVISION OF PROPERTY IS AN ISSUE. FAMILY USE PERSONAL PROPERTY OR THE FAMILY HOME SHALL NOT BE CONSIDERED MARITAL PROPERTY SO LONG AS IT IS THE SUBJECT OF A USE AND POSSESSION AWARD ORDER.~~

~~(B) THE COURT SHALL DETERMINE THE VALUE OF ALL MARITAL PROPERTY. AFTER MAKING THE DETERMINATION, THE COURT MAY GRANT A MONETARY AWARD AS AN ADJUSTMENT OF THE EQUITIES AND RIGHTS OF THE PARTIES CONCERNING MARITAL PROPERTY, WHETHER OR NOT ALIMONY IS AWARDED. THE AMOUNT OF THE AWARD AND THE METHOD OF ITS PAYMENT SHALL BE DETERMINED AFTER CONSIDERING EACH OF THE FOLLOWING FACTORS: A MONETARY AWARD SHALL BE PRESUMPTIVELY SUCH AS IS NECESSARY TO DIVIDE THE VALUE OF THE MARITAL PROPERTY EQUALLY BETWEEN THE PARTIES. THE COURT MAY ADJUST THE DIVISION OF THE VALUE OF THE MARITAL PROPERTY ON A BASIS OTHER THAN EQUAL AFTER CONSIDERING THE FOLLOWING: AS AN ADJUSTMENT OF THE EQUITIES AND RIGHTS OF THE PARTIES CONCERNING MARITAL PROPERTY, WHETHER OR NOT ALIMONY IS AWARDED. THE AMOUNT OF THE AWARD AND THE METHOD OF ITS PAYMENT SHALL BE DETERMINED AFTER CONSIDERING EACH OF THE FOLLOWING FACTORS:~~

~~(1) THE CONTRIBUTIONS, MONETARY AND NONMONETARY, OF EACH PARTY TO THE WELL-BEING OF THE FAMILY;~~

~~(2) THE VALUE OF ALL PROPERTY INTERESTS OF EACH SPOUSE;~~

~~(3) THE ECONOMIC CIRCUMSTANCES OF EACH SPOUSE AT THE TIME THE AWARD IS TO BE MADE;~~

~~(4) THE CIRCUMSTANCES AND FACTS WHICH CONTRIBUTED TO THE ESTRANGEMENT OF THE PARTIES;~~