

This instrument was provided by:
Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:
Donna Morris

STATE OF ALABAMA,
SHELBY COUNTY

QUITCLAIM DEED



20220922000365860 1/4 \$67.00
Shelby Cnty Judge of Probate, AL
09/22/2022 11:42:31 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **ONE DOLLARS AND ZERO CENTS (\$1.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Jennifer Jones, a Married woman, Jessica Rose, a single woman and JT Rose, a married man**, hereby remises, releases, quit claims, grants, sells, and conveys to **Donna Morris** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Parcel #58-10-06-14-0-001-040.005; METES AND BOUNDS BEG NW COR LOT 5 MB4 PG84 S119.57 E60 SLY161.7 NE 166.75 NW350.96 POB, being more particularly described as shown in Exhibit "A".

This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.

TO HAVE AND TO HOLD to said **GRANTEE** forever.

Given under my hand and seal, this 31 day of Aug., 2022.

Jennifer Jones
Jennifer Jones

JR
Jessica Rose
Jessica Rose

James Thomas Rose
JT Rose

JT Rose and James Thomas Rose are one in the same person.

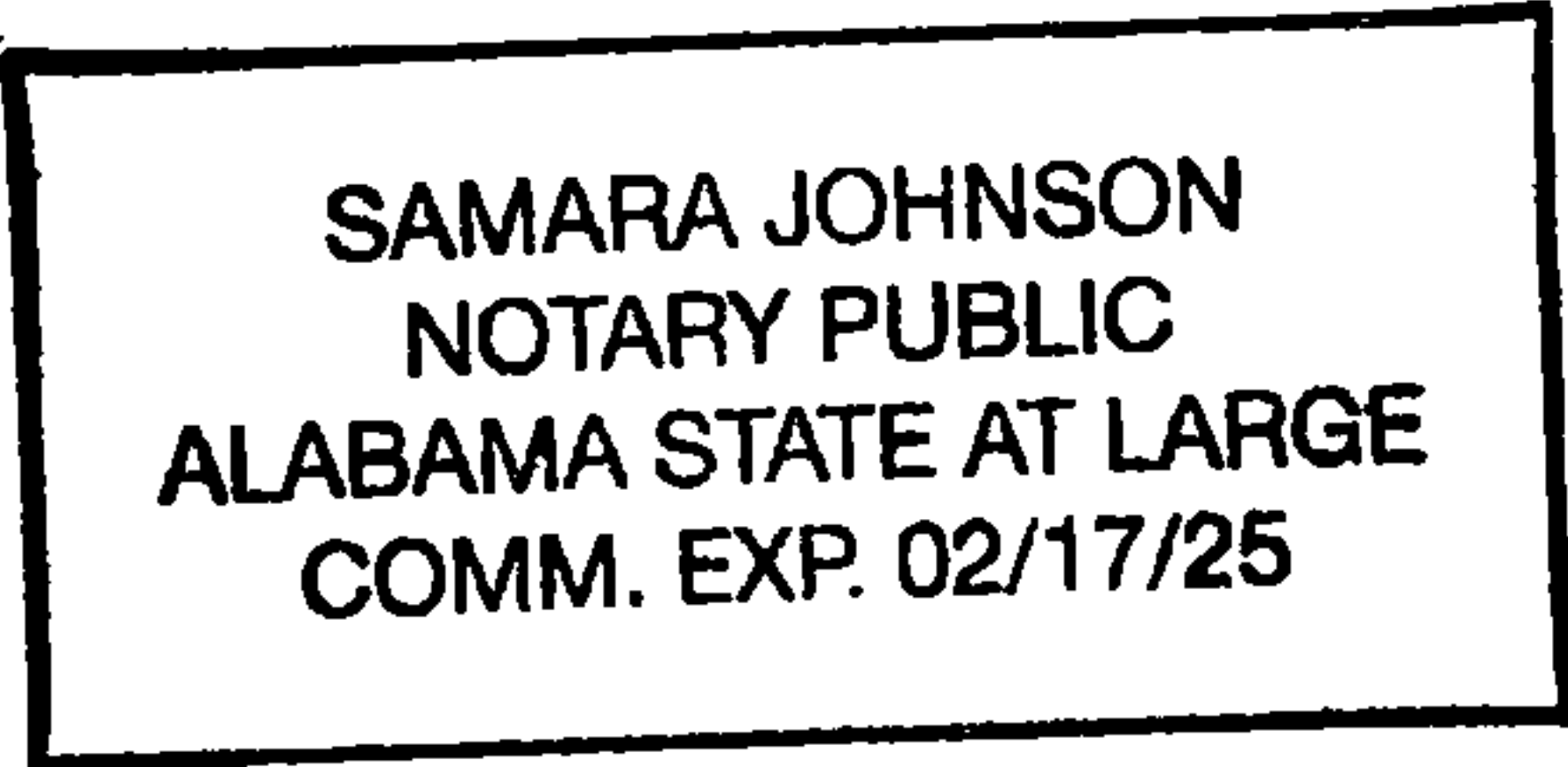
STATE OF ALABAMA
COUNTY OF *Dalladeya*



20220922000365860 2/4 \$67.00
Shelby Cnty Judge of Probate, AL
09/22/2022 11:42:31 AM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jennifer Jones** whose name(s) is/are 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of August, 2022.

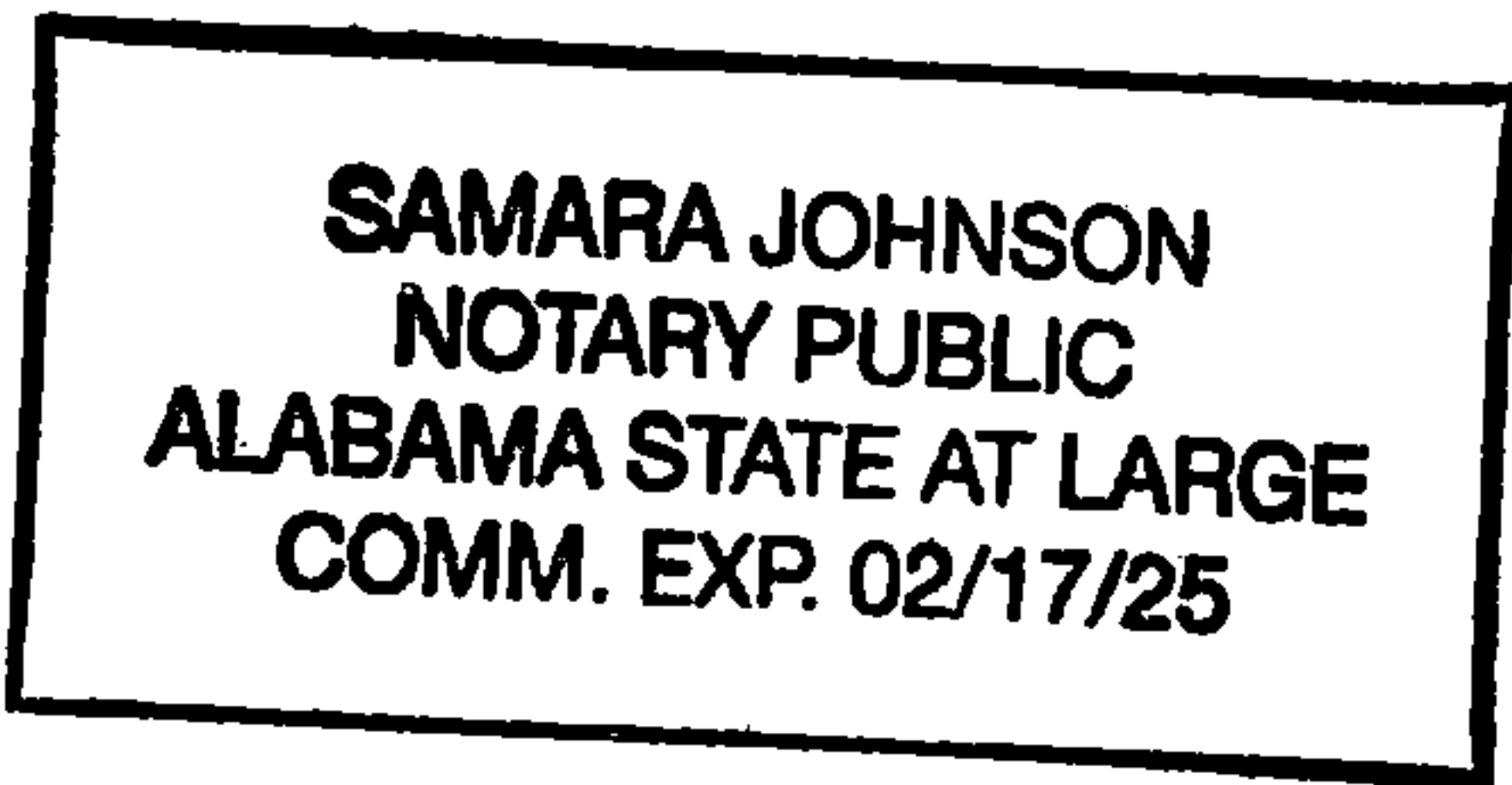


Samara Johnson
Notary Public
My Commission Expires: 02-17-2025

STATE OF ALABAMA
COUNTY OF *Jefferson*

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jessica Rose** whose name(s) is/are 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of September 2022.



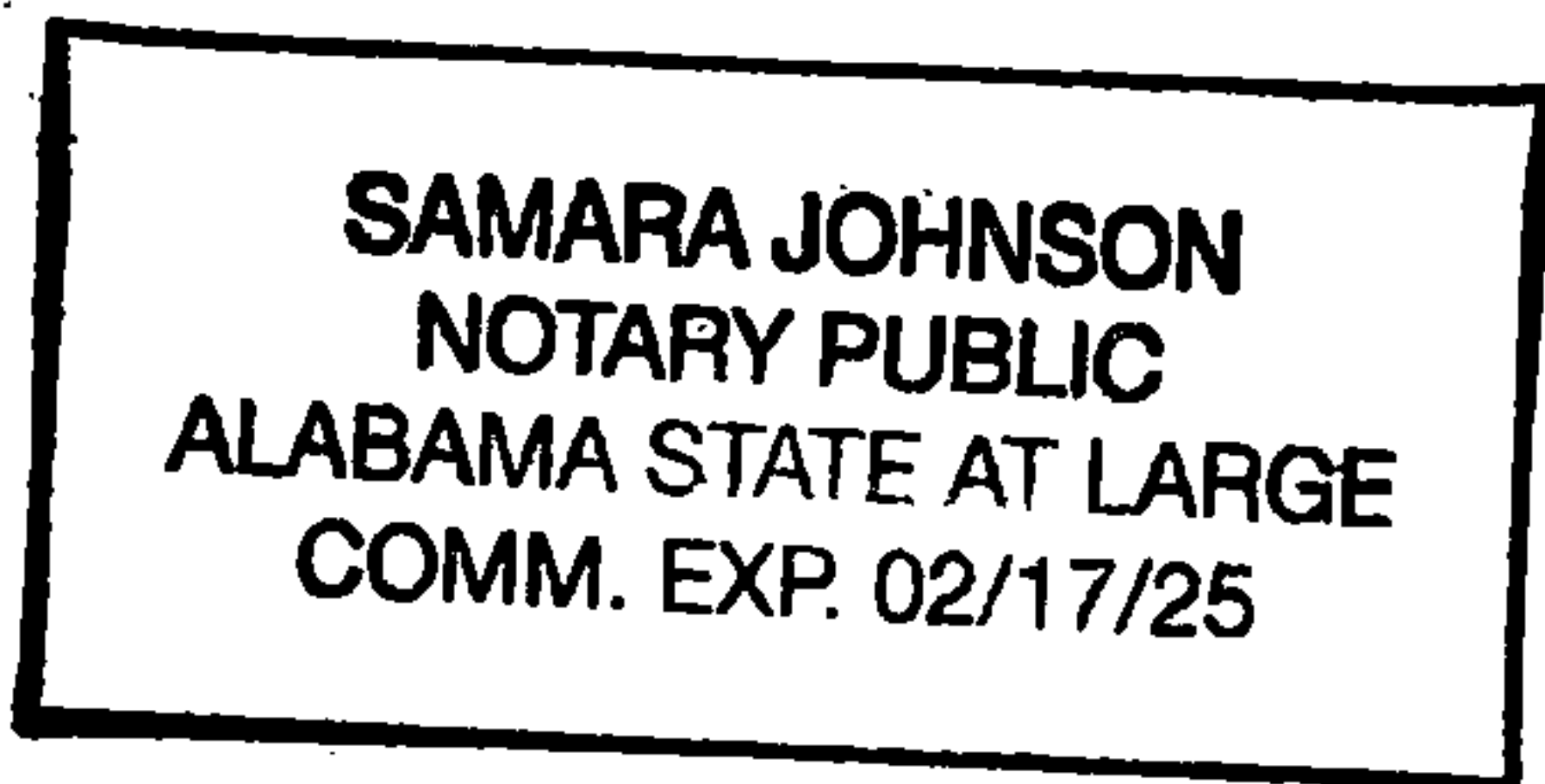
Samara Johnson
Notary Public
My Commission Expires: 02-17-2025

STATE OF ALABAMA
COUNTY OF *Dalladeya*

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **JT Rose*** whose name(s) is/are 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/she/they executed the same voluntarily on the day the same bears date.

* James Thomas Rose

Given under my hand and official seal this 20th day of September, 2021. 2022



Samara Johnson
Notary Public
My Commission Expires:

EXHIBIT "A"



20220922000365860 3/4 \$67.00
Shelby Cnty Judge of Probate, AL
09/22/2022 11:42:31 AM FILED/CERT

Tract 5, Nellie Geraldine Wooten Estate, as recorded in Map Book 4, Page 84, in the Probate Office of Shelby County, Alabama, more particularly described as follows: From the Northwest corner of the East Half of the SW 1/4 of the SW 1/4 of Section 14, Township 19 South, Range 2 West, run Southerly along the West boundary line of the East Half of the SW 1/4 of the SW 1/4 of Section 14, Township 19 South, Range 2 West for 229.97 feet; thence turn an angle of 88 degrees 24 minutes 35 seconds to the left and run Easterly 218.97 feet; thence turn an angle of 42 degrees 43 minutes 35 seconds to the right and run Southeasterly 419.30 feet to the point of beginning of the land herein described; thence turn an angle of 45 degrees 41 minutes to the right and run Southerly 683.08 feet, more or less, to a point in the center of a County Road; thence turn an angle of 100 degrees 25 minutes to the left and run Northeasterly along the center of said County Road for 124.15 feet; thence turn an angle of 13 degrees 41 minutes to the left and continue Northeasterly along the center of said road 30.57 feet; thence turn an angle of 65 degrees 54 minutes to the left and run Northerly 501.68 feet; thence turn an angle of 45 degrees 41 minutes to the left and run Northwesterly 209.65 feet, more or less, to the point of beginning.

Tract 6, Nellie Geraldine Wooten Estate, as recorded in Map Book 4, Page 84, in the Probate Office of Shelby County, Alabama, more particularly described as follows: From the Northwest corner of the East Half of the SW 1/4 of the SW 1/4 of Section 14, Township 19 South, Range 2 West, run Southerly along the West boundary line of the East Half of the SW 1/4 of the SW 1/4 of Section 14, Township 19 South, Range 2 West for 229.97 feet; thence turn an angle of 88 degrees 24 minutes 35 seconds to the left and run Easterly 218.97 feet; thence turn an angle of 42 degrees 43 minutes 35 seconds to the right and run Southeasterly 628.95 feet to the point of beginning of the land herein described; thence turn an angle of 45 degrees 41 minutes to the right and run Southerly 501.68 feet, more or less, to a point in the center of a County Road; thence turn an angle of 114 degrees 06 minutes to the left and run Northeasterly along the center of said County Road for 70.22 feet; thence turn an angle of 05 degrees 18 minutes to the left and continue Northeasterly along the center of said road for 288.28 feet; thence turn an angle of 100 degrees 52 minutes to the left and run Northwesterly 187.92 feet; thence turn an angle of 05 degrees 25 minutes to the left and continue Northwesterly 269.59 feet, more or less, to the point of beginning.

LESS AND EXCEPT those parcels previously conveyed by deeds recorded in Deed Book 327, Page 374; Deed Book 328, Page 621; Real Record 16, Page 521; Real Record 115, Page 653; and Instrument #1996-24256, in Probate Office.



20220922000365860 4/4 \$67.00
Shelby Cnty Judge of Probate, AL
09/22/2022 11:42:31 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Jennifer Rose James
Mailing Address 117 Brecon Access Rd
Talladega AL 35160

Grantee's Name Donna Morris
Mailing Address 256 Silver Creek Pkwy
Alabaster AL 35007

Property Address Vacant

Date of Sale 8-31-22
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 33,750.00

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)

Bill of Sale
 Sales Contract
 Closing Statement
 Appraisal
 Other tax value

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 _____
Unattested _____
Print Donna Morris
Sign Donna Morris
(Grantor/Grantee/Owner/Agent) circle one