

This instrument was prepared by:
Law Offices of Lauren Sonnier, PLLC
(as scrivener only and without title examination)
P.O. Box 1516
Ocean Springs, MS 39566
228-327-1424

20140905000280010
09/05/2014 03:59:04 PM
DEEDS 1/4

Return To:
First American Title Insurance Company
Attn: National Recording
1100 Superior Avenue, Suite 200,
Cleveland, OH 44114

FMV: \$147,100.00
Tax is 1/2 FMV amt
\$73,550.

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

48975751

That in consideration of Ten Dollars (\$10.00), and other valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I or we, ANN H. MORRIS, AN UNMARRIED WOMAN, herein referred to as grantor, whether one or more), do quitclaim, grant, bargain, sell and convey unto ANN H. MORRIS, AN UNMARRIED WOMAN AND WILLIAM DAVID MORRIS, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP (herein referred to as grantee, whether one or more) the following-described real estate:

Real property in the City of ALABASTER, County of SHELBY, State of Alabama, described as follows:

COMMENCE AT THE NE CORNER OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 3 WEST AND RUN SOUTH ALONG THE SECTION LINE A DISTANCE OF 1328.0 FEET; THENCE TURN AN ANGLE OF 94 DEG. 20 MIN. TO THE RIGHT AND RUN A DISTANCE OF 1316.20 FEET; THENCE TURN AN ANGLE OF 94 DEG. 20 MIN. TO THE LEFT AND RUN A DISTANCE OF 319.71 FEET; THENCE TURN AN ANGLE OF 93 DEG. 48 MIN. TO THE RIGHT AND RUN A DISTANCE OF 935.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN THE SAME DIRECTION A DISTANCE OF 345.00 FEET TO THE EAST RIGHT OF WAY LINE OF SMOKEY ROAD; THENCE TURN AN ANGLE OF 94 DEG. 15 MIN. TO THE RIGHT AND RUN ALONG THE EAST RIGHT OF WAY OF SAID SMOKEY ROAD A DISTANCE OF 15.0 FEET; THENCE TURN AN ANGLE OF 85 DEG. 45 MIN. TO THE RIGHT AND RUN A DISTANCE OF 345.00 FEET; THENCE TURN AN ANGLE OF 94 DEG. 15 MIN. TO THE RIGHT AND RUN A

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DISTANCE OF 15.0 FEET TO THE POINT OF BEGINNING. SITUATED IN
THE SW1/4 OF SECTION 25, TOWNSHIP 21 SOUTH,
RANGE 3 WEST.

ALSO COMMENCE AT THE NE CORNER OF SECTION 25, TOWNSHIP 21
SOUTH, RANGE 3 WEST, AND RUN SOUTH ALONG THE SECTION LINE A
DISTANCE OF 1328.0 FEET, THENCE TURN AN ANGLE OF 94 DEG. 20 MIN.
TO THE RIGHT AND RUN A DISTANCE OF 1316.20 FEET, THENCE TURN
AN ANGLE OF 94 DEG. 20 MIN. TO THE LEFT AND RUN A DISTANCE OF
109.76 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE IN THE
SAME DIRECTION A DISTANCE OF 209.95 FEET, THENCE TURN AN
ANGLE OF 93 DEG. 48 MIN. TO THE RIGHT AND RUN A DISTANCE OF
1280.84 FEET TO THE EAST RIGHT OF WAY LINE OF SMOKEY
ROAD, THENCE TURN AN ANGLE OF 94 DEG. 15 MIN. TO THE RIGHT AND
RUN ALONG THE RIGHT OF WAY LINE OF SAID ROAD A DISTANCE OF
210.0 FEET, THENCE TURN AN ANGLE OF 85 DEG. 45 MIN. TO THE RIGHT
AND RUN A DISTANCE OF 1251.37 FEET TO THE POINT OF BEGINNING.
SITUATED IN THE SW1/4 OF THE NE1/4 OF SECTION 25, TOWNSHIP 21
SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA.

Being all of that certain property conveyed to ANN H. MORRIS from WILLIAM E.
MORRIS & WIFE ANN H. MORRIS, by deed dated August 29, 1991 and recorded
September 19, 1991 AS BOOK 364, PAGE 474 of official records.

Commonly known as: 2425 SMOKEY ROAD, ALABASTER, AL 35007
APN #: 23-7-25-1-001-024.000

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns
forever.

This Conveyance is made subject to covenants, restrictions, reservations and
easements heretofore imposed upon the subject property of record.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and
administrators, covenant with said grantee, his, her or their heirs and assigns, that I am
(we are) lawfully seized in fee simple of said premises; that they are free from all
encumbrances, unless otherwise stated above; that I (we) have a good right to sell and
convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and
administrators shall warrant and defend the same to the said grantee, his, her, or their
heirs and assigns forever, against the lawful claims of all persons.

||||| MORRIS
48975751

AL

FIRST AMERICAN ELS
QUIT CLAIM DEED

|||||

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s)
this 24 day of July, 2014.

Ann H Morris
ANN H. MORRIS

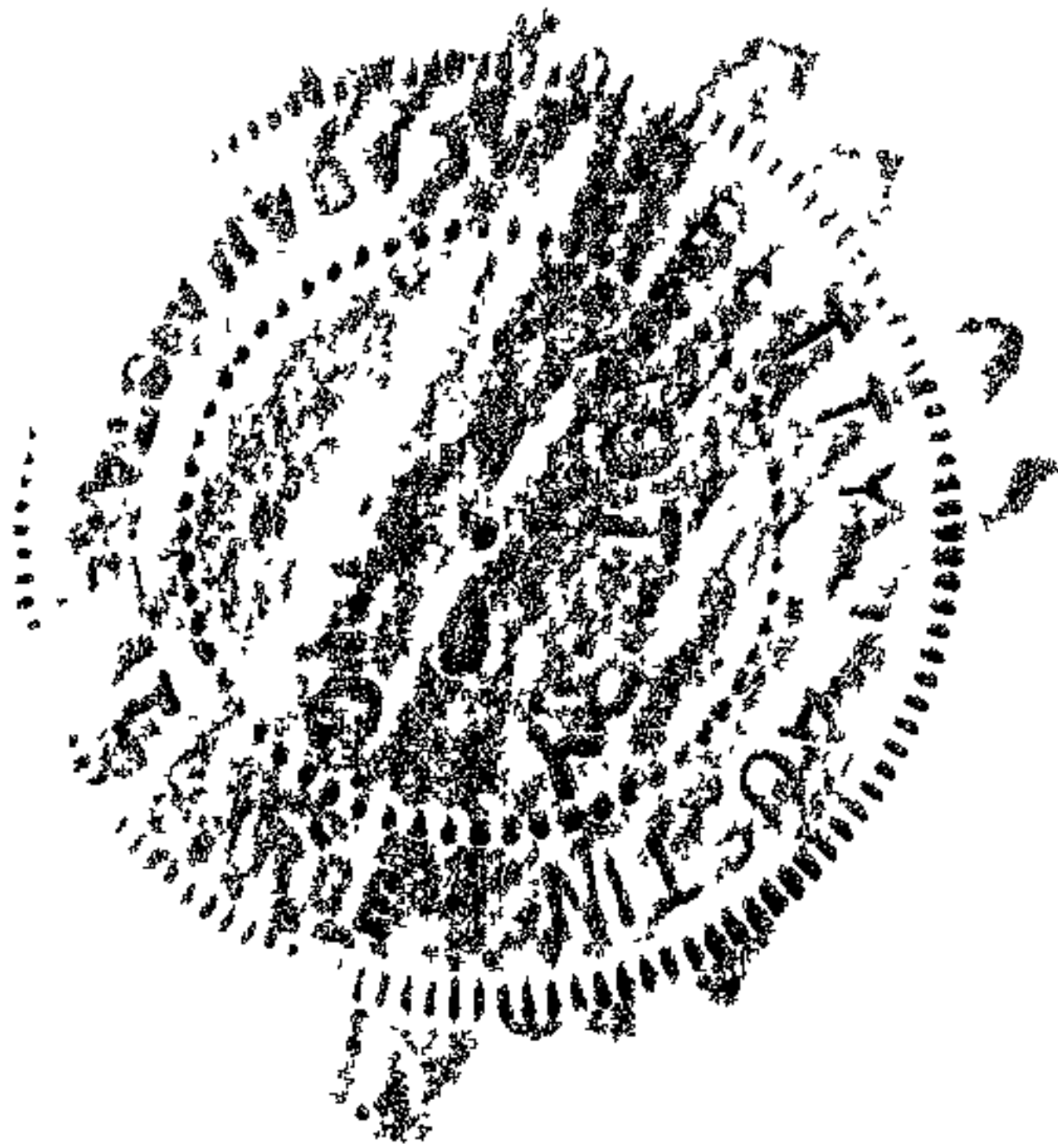
Grantor/Grantee Address:
2425 SMOKEY ROAD, ALABASTER, AL 35007

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Ann H. Morris, 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/she executed the same voluntarily on the day the same bears date.

Given under my hand this the 24th day of July, 2014.



Betty J. Austin
Print Name: Betty J. Austin

Commission Expires: 7-25-2015

Real Estate Sales Validation Form

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

Grantor's Name Ann H. Morris
Mailing Address 2425 Smokey Rd
Alabaster, AL
35007

Grantee's Name Ann H. Morris
Mailing Address William David Morris
2425 Smokey Rd
Alabaster, AL
35007

Property Address 2425 Smokey Rd
Alabaster, AL
35007

Date of Sale 7/24/14
Total Purchase Price \$ 0
or
Actual Value \$ 0
or
Assessor's Market Value \$ 147,100

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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 County Assessor website

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 _____

Print Shelby Wiley

Unattested _____

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/05/2014 03:59:04 PM
S97.00 CHERRY
20140905000280010

[Signature]

Form RT-1