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02/19/2015 08:42:16 AM
QCDEED 1/4

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STATE OF ALABAMA
SHELBY COUNTY

Prepared By:

Curphey & Badger Law
c/o William E. Curphey, P.C.
Angelina Whittington, Esquire
3849 Lithia Pinecrest Rd.
Valrico, FL 3354

Return To & Mail Tax Statements To:

JAMES MORRIS
322 VICTORIA STA
MAYLENE, AL 35114

Property Tax ID#: 23.2-04.0.008.032.000

A1157686

QUIT CLAIM DEED

Source of Title Deed Insk # 20040930000541100

Know all men by these presents, JAMES MORRIS and ZANDRA S. MORRIS who erroneously acquired title as ZANDA S. MORRIS, HUSBAND AND WIFE, whose address is 322 VICTORIA STA, MAYLENE, AL 35114, (hereinafter called Grantor) that for and in consideration of the sum of 2000 Dollars (\$ Ø) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, and conveys to JAMES MORRIS and ZANDRA S. MORRIS, HUSBAND AND WIFE, Joint Tenants w/ rights of survivorship whose post office address is 322 VICTORIA STA, MAYLENE, AL 35114, (hereinafter called Grantee) all my right, title, interest, and claim in or to the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 322 VICTORIA STA, MAYLENE, AL 35114

To have and to hold to said GRANTEE forever.

Market/Appraised Value: \$149,640.00

Given under my hand this 11 day of January, 2015.

JAMES MORRIS

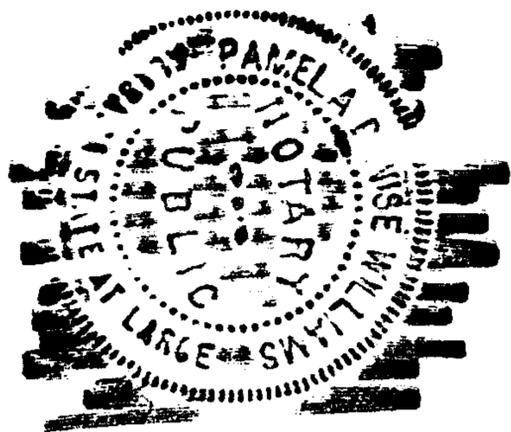
ZANDRA S. MORRIS
FKA ZANDA S. MORRIS
Zandra S. Morris

STATE OF Alabama }

COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES MORRIS and ZANDRA S. MORRIS who erroneously acquired title as ZANDA S. MORRIS, HUSBAND AND WIFE, 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 and executed the same voluntarily on the day and the same bears dated.

Given under my hand and official seal this the 11th day of January, 2015.



P. Williams

NOTARY PUBLIC *Pamela Williams*
My Commission Expires: *May 1, 2017*

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

“Exhibit A”

LOT 477, ACCORDING TO THE SURVEY OF CEDAR GROVE AT STERLING GATE SECTOR 2
PHASE 7, AS RECORDED IN MAP BOOK 31, PAGE 147, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.

PARCEL #: 23.2-04.0.008.032.000

KNOWN AS: 322 VICTORIA STA, Maylene, AL, 35114

Real Estate Sales Validation Form

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

Grantor's Name JAMES MORRIS and ZANDRA (FKA ZANDA) S. MORRIS
Mailing Address 322 VICTORIA STA
MAYLENE, AL 35114

Grantee's Name JAMES MORRIS and ZANDRA S. MORRIS
Mailing Address 322 VICTORIA STA
MAYLENE, AL 35114

Property Address 322 VICTORIA STA
MAYLENE, AL 35114

Date of Sale 1/11/15
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 149,640

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 Shelby 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 1/11/15

Print James Morris and Zandra S. Morris

Unattested

Sign [Signature] (Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/19/2015 08:42:16 AM
\$24.00 CHERRY
20150219000052240

[Signature]