

20220419000160870  
04/19/2022 12:46:24 PM  
QCDEED 1/3

**Property Address:  
19201 River Drive  
Shelby, AL, 35143**

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording, Return To: **\$256,560.00 Appraised Value/3 =\$85,520.00=\$86.00 Tax Due**  
MORTGAGE CONNECT, LP  
600 CLUBHOUSE DRIVE  
MOON TOWNSHIP, PA 15108  
File No. 2083111

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
31 3 07 0 002 039.000**

---

### **QUITCLAIM DEED**

**Matthew S. Morrison, married, who conveys non-homestead property, and John Morrison, married to grantee, hereinafter grantors, whose tax-mailing address is 19201 River Dr., Shelby, AL 35143, for \$10.00 (Ten Dollars) in consideration paid, grant and quitclaim to Matthew S Morrison, John S Morrison and Betty F Morrison, for and during their joint lives, and upon the death of any of them, then to the survivors, together with every contingent remainder and right of reversion, hereinafter grantees, whose tax mailing address is 19201 River Dr., Shelby, AL 35143, the following real property in Shelby County, Alabama:**

**SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION**

**Prior instrument reference: Being the same property as conveyed from Julia J. Cross and Matthew W. Cross, a married couple to Matthew S. Morrison and John Morrison, as joint tenants with rights of survivorship as set forth in Deed Instrument #20180605000196670 dated 05/24/2018, recorded 06/05/2018, SHELBY County, ALABAMA.**

Executed by the undersigned on April 12<sup>th</sup>, 2022:

Matthew S. Morrison  
Matthew S. Morrison

John Morrison  
John Morrison

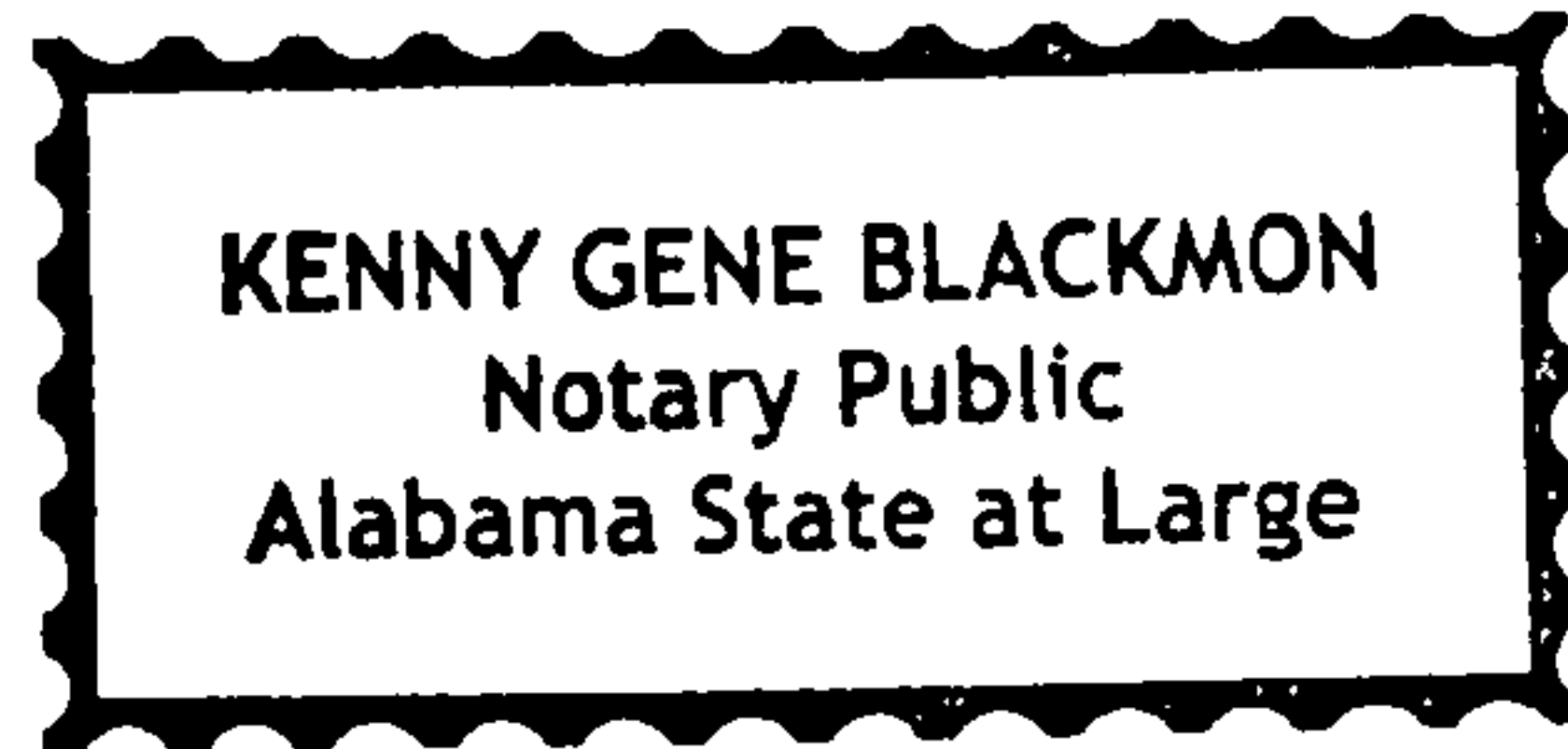
STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Matthew S. Morrison** and **John Morrison** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date 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 an official seal this 12<sup>th</sup> day of April, 2022

KGB  
Notary Public Kenny Gene Blackmon

My Commission Expires  
7/23/2024

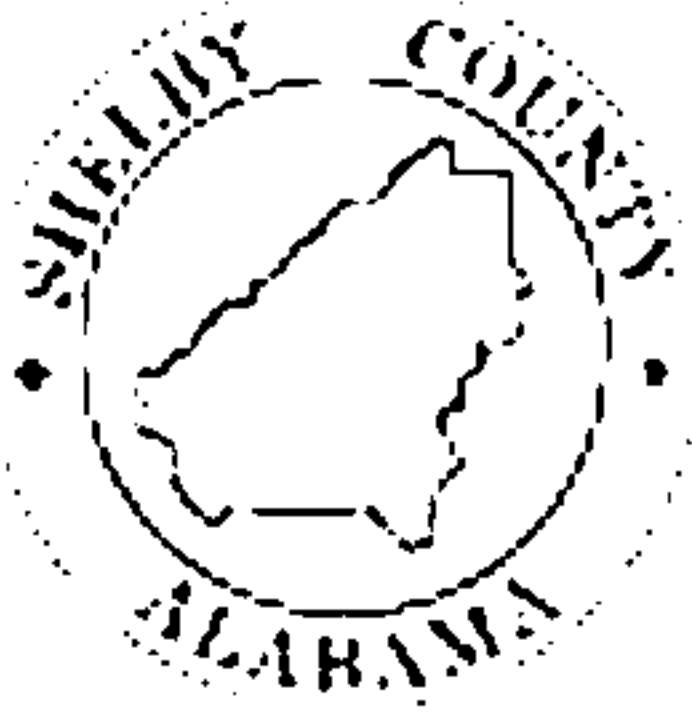


**EXHIBIT A  
(LEGAL DESCRIPTION)**

**Lot 2, according to the Survey of Shelby Shores, as recorded in Map Book 4, Page 75, in the Probate Office of Shelby County, Alabama.**

**Tax ID: 31 3 07 0 002 039.000**

**PROPERTY ADDRESS 19201 River Dr., Shelby, AL 35143**



**Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/19/2022 12:46:24 PM  
\$114.00 PAYGE  
20220419000160870**

*Allie S. Bayl*