

1/2 TAX VALUE \$ 146,000.00

This Instrument Was Prepared By:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr., LLC
416 Yorkshire Drive
Birmingham, AL 35209

SEND TAX NOTICE TO:
James H. McDonald
613 Shelby St
Montevallo, AL 35115

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Kirk M. Morey, a single man**, Whose address is 22718 Birch Point Dr. Katy, Texas 77450 hereby remises, releases, quitclaims, grants, sells, and conveys to unto, **James H. McDonald** whose address is 613 Shelby Street, Montevallo, AL 35115 (hereinafter called Grantee) all his/her right, title, interest and claim in or to the following-described real estate, situated in **Shelby County, Alabama**, having a property address of : **613 Shelby Street, Montevallo, AL 35115** to wit:

A part of Island Street and a part of Lots 42, 43 and 44 according to the Original Plat of the Town of Montevallo being more particularly described as follows:

Commence at the intersection of the West right of way of Shelby Street and the North right of way of Island Street, also being the Point of Beginning: Thence run Southwesterly along the North right of way of Island Street a distance of 160.21 feet; thence 90°43'41" right a distance of 85.35 feet; thence right 89°18'39" a distance of 60.00 feet; thence right 89°44'54" a distance of 10.00 feet; thence left 89°43'05" a distance of 99.99 feet to the West right of way of Shelby Street; thence right 90°39'16" a distance of 75.25 feet along said right of way to the Point of Beginning; being situated in Shelby County, Alabama.

Kirk M. Morey and James H. McDonald are the surviving grantees on that certain Deed recorded in that certain deed recorded in Instrument #20191220000473560, the other grantee Jan Carey-McDonald having died on or about

To have and to hold the said Grantee forever.

Given under hand and seal, this 27 day of July, 2023

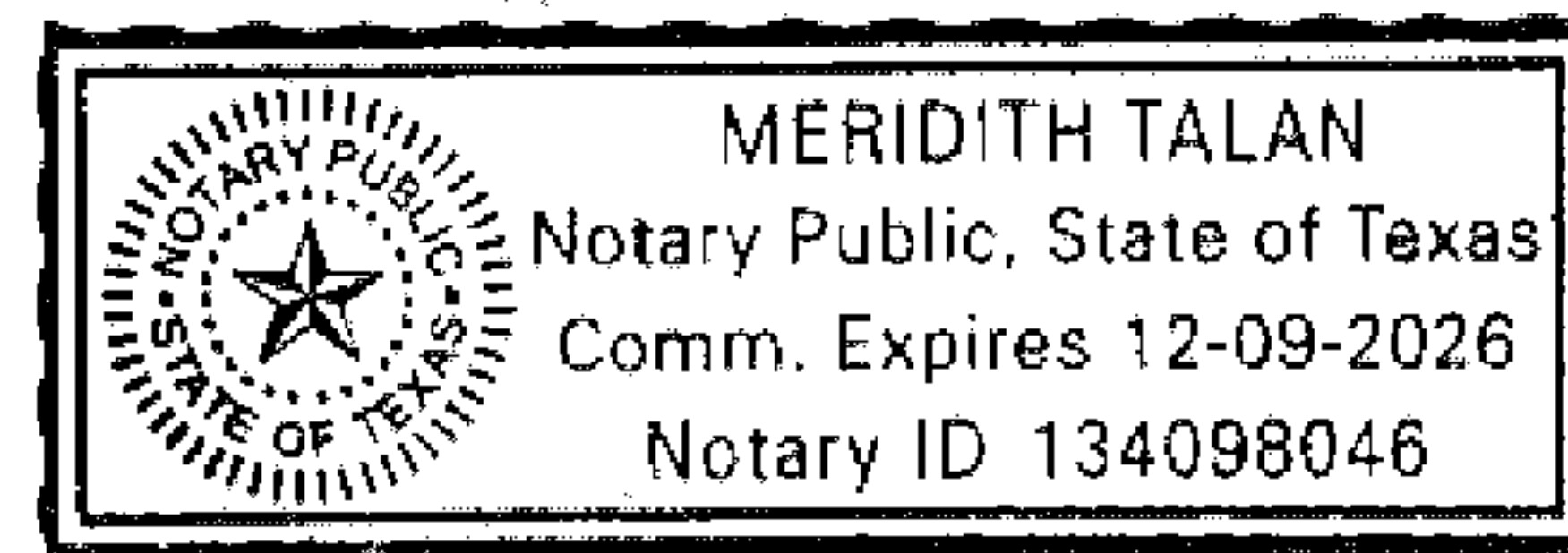
Kirk M. Morey
Kirk M. Morey

STATE OF Texas)
Harris COUNTY)

I, Meridith Talan, a Notary Public in and for said county in said state, hereby certify that Kirk M. Morey whose names is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

28 WITNESS my hand and official seal in the county and state aforesaid this the day of JULY, 2023

My Commission Expires: 12/09/2026
[Signature]
Notary Public
(S E A L)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/02/2023 03:45:27 PM
\$171.00 PAYGE
20230802000232970

Allie S. Bayl