

THIS INSTRUMENT PREPARED BY:

William G. Nolan
Attorney at Law
The Alabama Elder Care Law Firm, LLC
200 Office Park Drive, Ste 303
Mtn. Brook, AL 35223
205/390-0101

AFTER RECORDING, MAIL TO:

Judy Tedford
404 Chase Plantation Pkwy
Hoover, Alabama 35244

Source of Title: Ins. No: 20100505000140350

Parcel ID: 11 7 26 0 001 055.046

QUITCLAIM DEED with Reservation of Life Estate

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of ONE AND NO/100 DOLLAR (\$1.00), to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I,

JUDY TEDFORD, a married woman, the GRANTOR;

Whose mailing address is 404 Chase Plantation Pkwy, Hoover, Alabama, 35244

does hereby grant, bargain, and convey unto

CATHERINE ELIZABETH MOORE MORRIS and **EMILY SHERRILL MOORE MILLER**, the GRANTEES,

Whose respective mailing addresses are 9041 Enclave Hollow Loop, Germantown, Tennessee, 38139; and 5400 Amity Dr., Powder Springs, Georgia 30127

All of THE FOLLOWING described real property situated in Shelby County, Alabama, to wit:

Lot 4, according to the Survey of Chase Plantation, 4th Sector, as recorded in Map Book 9, Page 156, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

COMMONLY known as: 404 Chase Plantation Pkwy, Hoover, Alabama, 35244

TAX ASSESSOR'S VALUE: \$217,700.00

DATE OF SALE: 2/8/2024

TO have and to hold to the said grantee and grantee's assigns forever.

The land described herein (You must make a selection):

 X is homestead property of the said grantor

 is **NOT** homestead property of the said grantor

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

PROVIDED, however, that the Grantor has reserved the use and enjoyment of said property for the life of the Grantor and that the grant of said property to Grantee is subject to the following powers retained by the Grantor:

1. The Grantor shall retain possession and control of all the premises and shall receive all of the rents and profits derived from the premises for the life of the Grantor.
2. The Grantor retains the unrestricted and limited right to dispose of his share of the property during the life of the Grantor, including without limitation, the power to consume, sell, gift, mortgage, encumber, and convey or dispose her share of the property in any manner in the sole, exclusive, and absolute direction of the Grantor, without joinder by the Grantee's Remaindermen, and to keep any and all proceeds derived therein without obligation to the Grantee Remaindermen. On the death of the Grantor, the aforesaid powers shall terminate and the fee simple shall vest in the Grantee Remaindermen.

NOTE: This Deed has been prepared without the benefit of a survey, a title examination or title binder, none of which were requested or performed by either the Grantor or the Grantee, and all information contained herein has been provided by the Grantor and Grantee.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 8 day of February, 2024.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/13/2024 10:48:26 AM
\$244.00 JOANN
20240513000140370

Judy Tedford
JUDY TEDFORD

Stephen Clayton Tedford
STEPHEN CLAYTON TEDFORD, signing only
to waive any spousal rights he may have in said
property

Allie S. Bayl

STATE OF ALABAMA)
JEFFERSON COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Judy Tedford and Stephen Clayton Tedford, who are known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of February, 2024.

WILLIAM GRADY NOLAN
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JAN. 15, 2025

William Grady Nolan
Notary Public

