

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED HEREIN AND IN ANY PREVIOUSLY FILED DEEDS.

This instrument was prepared by:  
Cynthia Brothers  
390 Knightsbridge  
Alabaster, Alabama 35007

Send Tax Notice to:  
Morgan Brothers  
1434 Applegate Drive  
Alabaster, Alabama 35007

## QUITCLAIM DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more) , in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Zachary Adam Kiel Martin, a married man and Morgan M Brothers-Martin, a married woman, as husband and wife** (herein referred to as grantor), remises, releases, quitclaims, grants, sells and conveys to **Morgan M Brothers** (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 11**, according to the Resurvey of Lots 1 through 64, Lots 89 through 104, and Lots A through C of Applegate Manor, as recorded in Map Book 10, Page 25, in the Probate office of Shelby County, Alabama.

**Morgan M Brothers Martin is one and the same as Morgan M Brothers.**

**Subject to** taxes, restrictions, rights-of-way, exceptions, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

**PROPERTY ADDRESS:** 1434 Applegate Drive; Alabaster, Alabama 35007

**TO HAVE AND TO HOLD**, to the said Grantee his/hers successors and assigns forever.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 22nd day of

July, 2024.

Zachary Adam Kiel Martin  
Zachary Adam Kiel Martin

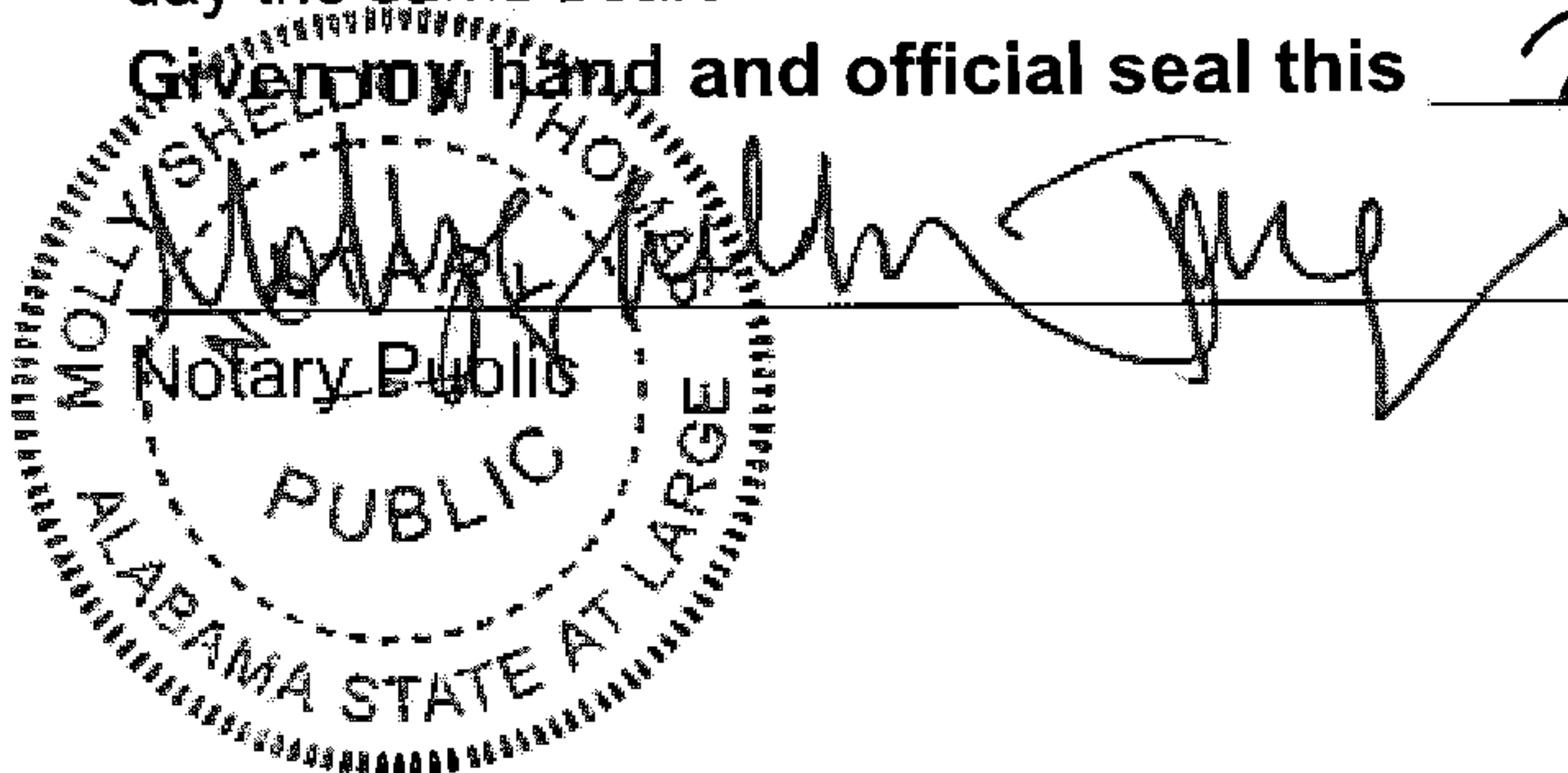
Morgan Mae Brothers Martin  
Morgan Mae Brothers Martin

STATE OF ALABAMA )  
COUNTY OF SHELBY )

### GENERAL ACKNOWLEDGEMENT

I, Molly Sheldon Turner, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Morgan M Brothers aka Morgan M Brothers Martin**, 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 has executed the the same voluntarily on the day the same bears date.

Given my hand and official seal this 22nd day of July, 2024.



9-14-2026  
My commission expires

STATE OF ALABAMA )  
COUNTY OF SHELBY )

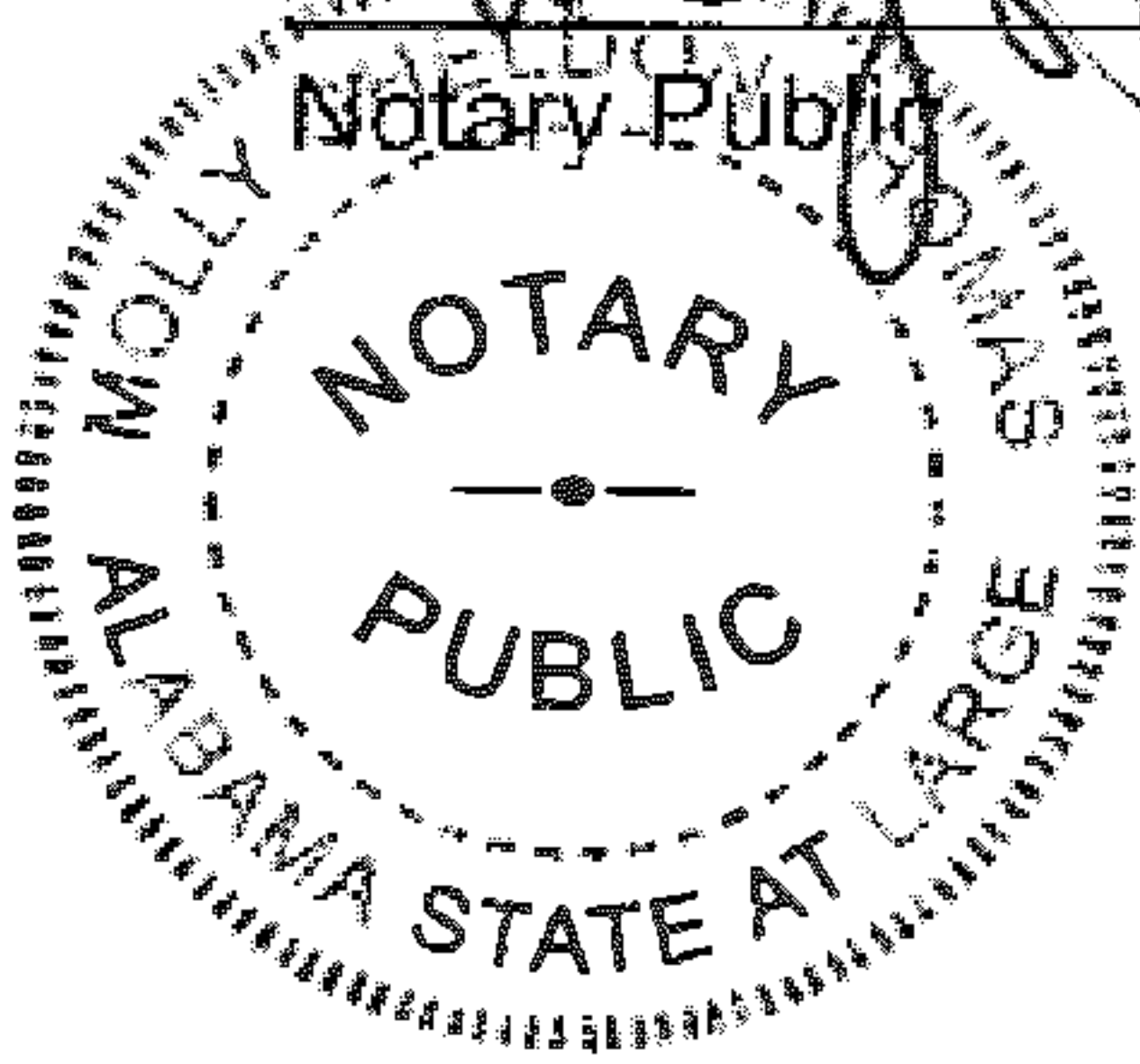
GENERAL ACKNOWLEDGEMENT

I, Molly Sheldon Thomas, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Zachary Adam Kiel Martin**, 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 has executed the the same voluntarily on the day the same bears date.

Given my hand and official seal this 22nd day of July, 2024.

Molly Sheldon Thomas

9/14/2026  
My commission expires



**REAL ESTATE SALES VALIDATION FORM**This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor Name: **Zachary Adam Kiel Martin**  
 Mailing Address: **1434 Applegate Drive**  
**Alabaster, Alabama, 35007**

Date of Sale: **August 5th, 2024**

Property Address: **1434 Applegate Drive**  
**Alabaster, Alabama, 35007**

Total Purchase Price: \$

Or

Actual Value: \$ \_\_\_\_\_

Or

Assessor's Market Value: **\$ 136,400.00**

Grantee Name: **Morgan M. Brothers**  
 Mailing Address: **101 Forest Ridge Road**  
**Alabaster, AL, 35114**

*Recording deed to Clear Title*

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☐ Appraisal☐ Sales Contract☒ Other – Grantor conveying only his homestead interest. No tax value associated with this conveyance.☐ Closing Statement

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 Section 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 Section 40-22-1 (h).

Date: **August 5th, 2024**Print: *Zachary Adam Kiel Martin*☐ Unattested

(verified by)

Sign: *[Signature]*

(Grantor/Grantee/Owner/Agent) circle one



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**08/15/2024 09:58:22 AM**  
**\$29.00 PAYGE**  
**20240815000254810**

*Allen S. Bayl*