



20240927000302870 1/4 \$586.50
Shelby Cnty Judge of Probate, AL
09/27/2024 02:55:49 PM FILED/CERT

RECORDING REQUESTED BY:

Athena Stratos

INSTRUMENT PREPARED BY:

John Douglas Morell
1624 Fleming Rd
Vincent, Alabama 35178

(Above reserved for official use only)

SEND TAX STATEMENTS TO:

Athena Stratos
1624 Fleming Rd
Vincent, Alabama 35178

RETURN DEED TO:

Athena Stratos
1624 Fleming RD
Vincent, Alabama 35178

Tax Parcel ID/APN # 05 7 26 0 000
014.002

QUIT CLAIM DEED FOR ALABAMA

STATE OF ALABAMA
COUNTY OF SHELBY

MFV = \$ 555,100

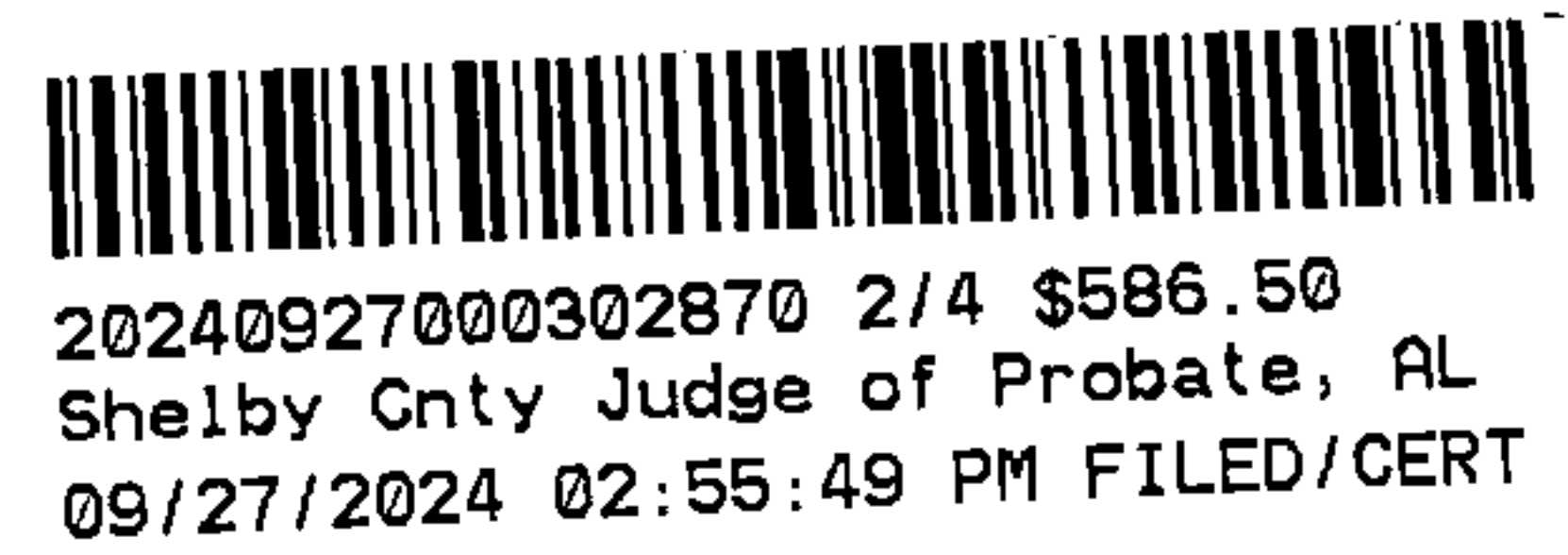
THIS DEED is made this day of September 25 2024, by and between the
"Grantors",

John Douglas Morell, a married individual residing at 1624 Fleming Rd, Vincent,,
Alabama 35178

AND the "Grantee,"

Athena Stratos, an unmarried individual residing at 1624 Fleming Rd, Vincent, Alabama
35178

Shelby County, AL 09/27/2024
State of Alabama
Deed Tax: \$555.50



FOR VALUABLE CONSIDERATION of the sum of one dollar (\$1.00), the receipt and sufficiency of which is hereby acknowledged, Grantors hereby quitclaim to Grantee and Grantee's heirs and assigns forever, all of Grantors' rights, titles, interests, and claims in or to the following described real estate (the "**Property**"), together with all hereditaments and appurtenances belonging thereto, located in Shelby county, Alabama, subject to any restrictions herein:

Property Address: 1624 Fleming rd , Vincent , Alabama 35178

Legal Description: Parcel I A parcel of land situated in the NW $\frac{1}{4}$ of Section 36, Township 18 South, Range 2 Shelby County, Alabama and being more particularly described as follows: Commence at the NW corner of the NW $\frac{1}{4}$ of Section 36, Township 18 South, Range East, Shelby County Alabama; thence S $89^{\circ}59'13''$ E along the North line of said Section a distance of 964.72'; thence S $01^{\circ}09'34''$ E a distance of 1771.28 feet point; thence N $89^{\circ}33'19''$ West a distance of 971.99' to the West line of Section thence run North 00° degrees 55 minutes 17 seconds West along said West line to point of beginning. Parcel II A parcel of land situated in the NW $\frac{1}{8}$ of Section 36, Township 18 South, Range 2 Shelby County, Alabama and being more particularly described as follows: Commence at the NW corner of the NW $\frac{1}{4}$ of Section 36, Township 18 South, Range East, Shelby County, Alabama; thence S $89^{\circ}59'13''$ E along the North line of said section a distance of 964.72'; thence S $01^{\circ}09'34''$ E a distance of 1771.28' to the point of beginning of said parcel; thence continue S $01^{\circ}09'34''$ E a distance of 894.15 f thence S $89^{\circ}33'19''$ W a distance of 975.70 feet; thence N $00^{\circ}55'17''$ W a distance 894.12 feet; thence N $89^{\circ}33'19''$ E a distance of 971.99' to the point of beginning. AND ALSO: A 30' ingress, egress and utilities easement situated in the NW $\frac{1}{4}$ of Section Township 18 South, Range 2 East, Shelby County, and being more particularly described as follows: Commence at the NW corner of the NW $\frac{1}{4}$ of Section 36, Township 18 South, Range East, Shelby County, Alabama, thence S $89^{\circ}59'13''$ E along the North line of said section a distance of 934.72' to the point of beginning of said easement; thence continue S 89° degrees 59 minutes 13 seconds East a distance of 30.00 feet; thence South 01° degree 09 minutes 34 seconds West a distance of 2665.67 feet to the point of beginning.

Vesting Information / Property Interest: Grantee receives the Property in fee simple as the sole owner.

[SIGNATURE PAGE FOLLOWS]



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Signatures

Grantors signed, sealed, and delivered this quit claim deed to Grantee on 9/25/24
(date).

Grantor (or authorized agent)

x/

Print

Name: John Douglas Morell

Spousal Acknowledgment:

I, Mary Anne Morell (name of John Douglas Morell's spouse), residing at

1624 Lemmings Rd.

Vinita, AL 35178,

acknowledging receipt of sufficient consideration,
hereby waive and release all my rights, title, and
interest, if any, in the above Property unto
Grantee(s).

x/



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NOTARY ACKNOWLEDGMENT

ALABAMA

COUNTY OF SHELBY

On 09/25/2024 before me, Scott C. Kelley, personally appeared John Douglas Morell and John Douglas Morell's spouse Mary Ann Morell, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: 11/28/2027

Scott C. Kelley
Notary Public, Alabama

