

Quit Claim Deed

Instructions



20241227000393600 1/5 \$642.00
Shelby Cnty Judge of Probate, AL
12/27/2024 08:55:26 AM FILED/CERT

FMV = 607,530

RECORDING REQUESTED BY:

John Douglas Morell

INSTRUMENT PREPARED BY:

Athena Stratos

1624 Fleming Rd

Vincent , Alabama 35178

(Above reserved for official use only)

RETURN DEED TO:

John Douglas Morell

1624 Fleming Rd

Vincent , Alabama, 35178

SEND TAX STATEMENTS TO:

John Douglas Morell

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

Shelby County, AL 12/27/2024
State of Alabama
Deed Tax: \$608.00

THIS DEED is made this day of December 26, 2024, by and between the "Grantor,"

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



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AND the "**Grantee**,"

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

FOR VALUABLE CONSIDERATION of the sum of \$1.00, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby quitclaims to Grantee and Grantee's heirs and assigns forever, all of Grantor's 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: LEGAL DESCRIPTIONS(AS-SURVEYED)PARCEL IA parcel of land situated in the NW 1/4 of Section 36, Township 18 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:BEGIN at a 1-1/2" open top pipe found at the locally accepted NW corner of the NW 1/4 of Section 36, Township 18 South, Range-2 East, Shelby County, Alabama; thence run S 89°50'45" E along the North line of said 1/4 section for a distance of 964.72' to a set 5/8" capped rebar stamped "Clinkscals"; thence leaving said North line, run S 00°52'27" E for a distance of 1771.28' to a found 1/2" capped rebar stamped "SCS"; thence run S 89°43'59" W for a distance of 972.01' to a set 5/8" capped rebar stamped "Clinkscals" on the West line of said Section 36; thence run N 00°38'10" W along said West line for a distance of 1778.31' to the POINT OF BEGINNING. Said parcel being 39.45 acres, more or less.PARCEL IIA parcel of land situated in the NW 1/4 of Section 36, Township 18 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:COMMENCE at a 1-1/2" open top pipe found at the locally accepted NW corner of the NW 1/4 of Section 36, Township 18 South, Range 2 East, Shelby County, Alabama; thence run S 89°50'45" E along the North line of said 1/4 section for a distance of 964.72' to a set 5/8" capped rebar stamped "Clinkscals"; thence leaving said North line, run S 00°52'27" E for a distance of 1771.28' to a found 1/2" capped rebar stamped "SCS" and the POINT OF BEGINNING of the parcel of land herein described; thence run S 00°53'26" E for a distance of 894.40' to a found 1/2" capped rebar stamped "RYS" on the South line of the NW 1/4 of the NW 1/4 of said Section 36; thence run S 89°44'50" W along said South 1/4-1/4 line for a distance of 975.98' to a found 1/2" capped rebar, said point being locally accepted as the SW corner of the NW 1/4 of said Section 36; thence run N 00°38'10" W along the West line of said Section 36 for a distance of 894.12' to a set 5/8" capped rebar stamped "Clinkscals"; thence leaving said West line, run N 89°43'59" W for a distance of 972.01' to the POINT OF BEGINNING. Said parcel being 19.99 acres, more or less.AND ALSO:A 30' ingress, egress, and utilities easement situated in the NW 1/4 of Section 36, Township 18 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:COMMENCE at a 1-1/2" open top pipe found at the locally accepted NW corner of the NW 1/4 of Section 36, Township 18 South, Range 2 East, Shelby County, Alabama; thence run S 89°50'45" E along the North line of said 1/4 section for a distance of 934.72' to the POINT OF BEGINNING of said easement, being 15' along either side of the flowing described centerline: thence continue S 89°50'45" E along the North line of said 1/4 section for a distance of 30' to a set 5/8" capped rebar stamped "Clinkscals"; thence run S 00°52'47" E for a distance of 2665.68' to the POINT OF TERMINATION of said easement.

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

[SIGNATURE PAGE FOLLOWS]

Signatures

Grantor signed, sealed, and delivered this quit claim deed to Grantee on 12/26/24 (date).

Grantor (or authorized agent)

x/ Athena Stratos



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Print Name: Athena Stratos

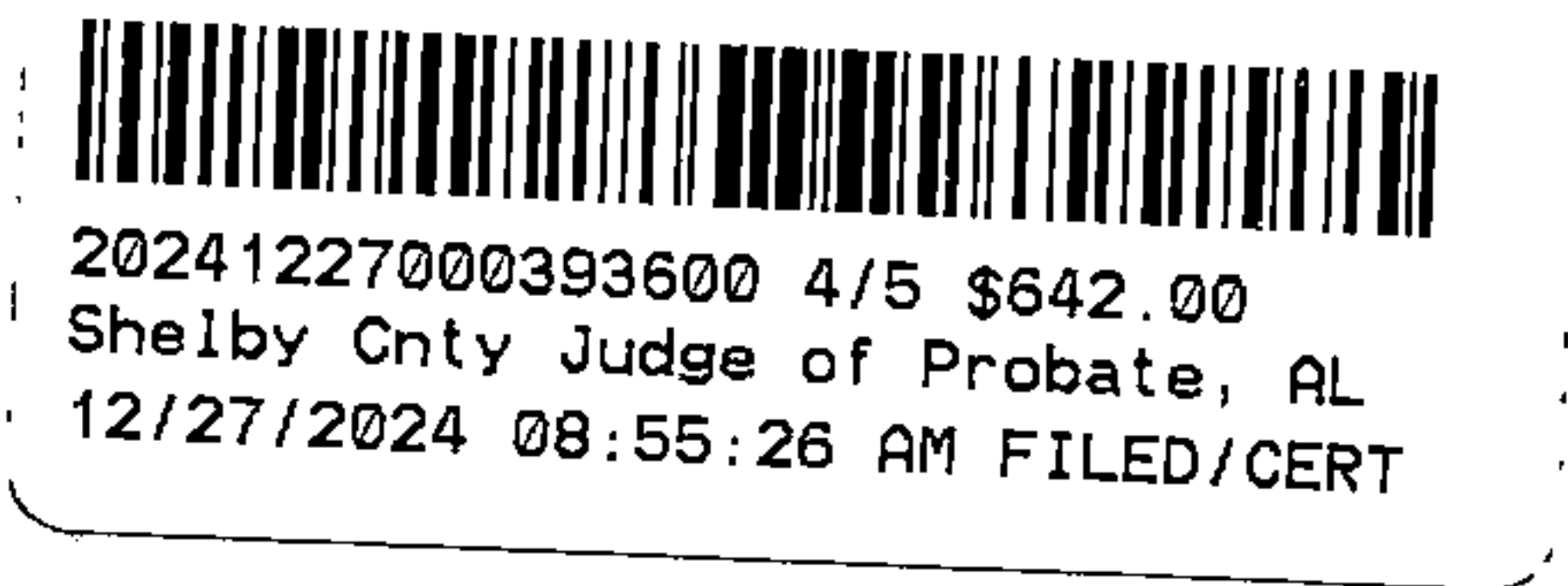
Grantee's Spouse (or authorized agent)

I, Mary Athena Morell (name of John Douglas Morell 's spouse), residing at
1624 Fleming Rd., Vmcat, AL 35178, acknowledging that my spouse is receiving
the title hereunder as a sole owner, hereby waive and release all my rights, title, and interest, if any, in the above Property
unto Grantee.

x/ Mary Athena Morell

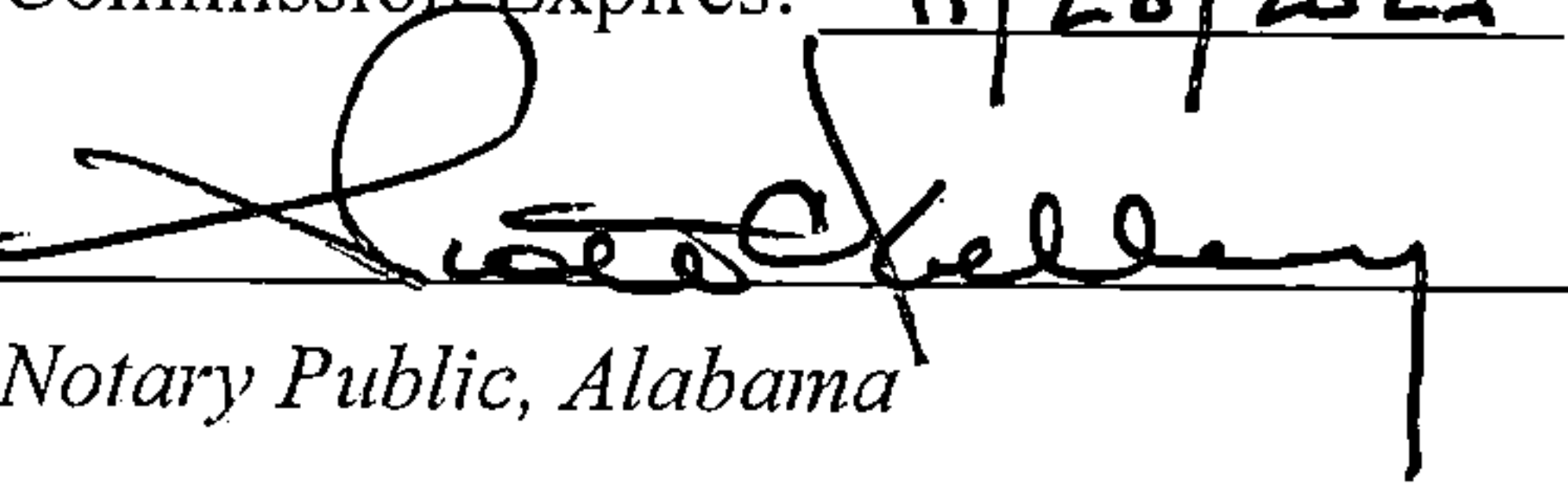
NOTARY ACKNOWLEDGMENT

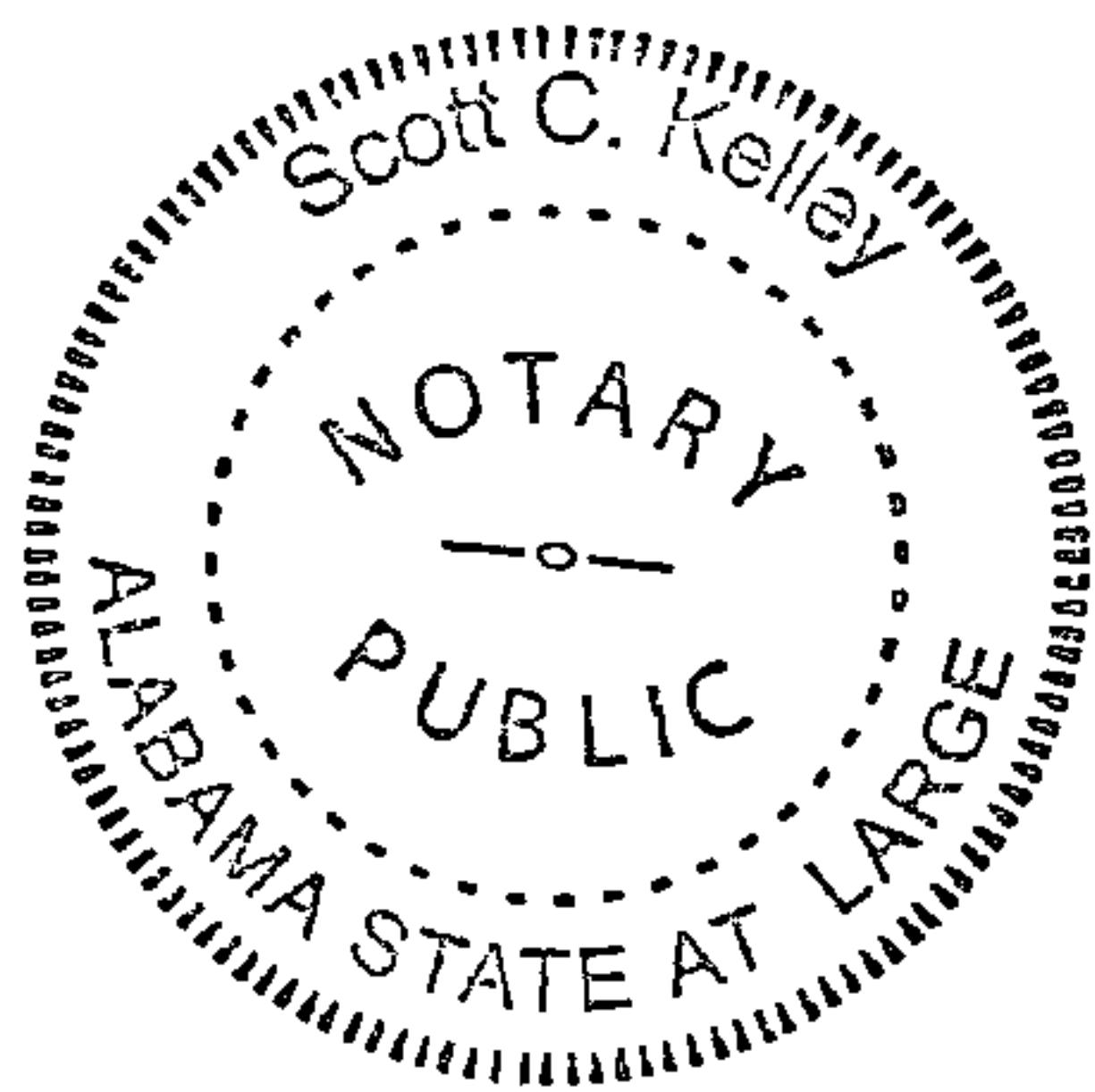
ALABAMA
COUNTY OF SHELBY



On 12/26/2024 before me, Scott C. Kelley, personally appeared **Athena Stratos**, 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

Notary Public, Alabama



NOTARY ACKNOWLEDGMENT

ALABAMA

COUNTY OF SHELBY

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On 12/26/2024 before me, Scott C. Kelley, personally appeared **John Douglas Morell**
's spouse, Mary A. Morell, personally known to me or proved on the basis of satisfactory
evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed
the same in his/her authorized capacity, and that by his/her signature on the instrument, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: 11/28/2027

Scott C. Kelley
Notary Public, Alabama

