



20250929000297960 1/3 \$92.00
Shelby Cnty Judge of Probate, AL
09/29/2025 03:29:56 PM FILED/CERT

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Quitclaim Deed

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Ninety-Four Thousand Eighty Dollars and 00/100 (\$ 94,080.00) and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, that **Raven Nichole Pardue, a married woman**, hereinafter known as the GRANTOR, hereby RELEASES, QUITCLAIMS, GRANTS, and CONVEYS to **Norman Mack Morris being the survivor of Cathy Morris who died intestate on or about 25 July, 2020, under Alabama Death Certificate # 2020-34408**, hereinafter known as the GRANTEE, all of the GRANTOR'S right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL I: The NW 1/4 of the SW 1/4 of the NE 1/4 of Section 31, Township 20 South, Range 1 East, Shelby County, Alabama. Situated in Shelby County, Alabama.

PARCEL II: A 30-foot wide non-exclusive easement for a right-of-way for ingress, egress and all public utilities, described as follows: Commence at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 31, Township 20 South, Range 1 East, Shelby County, Alabama; Thence run South 1 degree 00 minutes East a distance of 208 feet to a point on the centerline of a 30-foot easement, 15 feet on each side of said centerline, said point being the Point of Beginning; Thence run South 75 degrees West along said centerline a distance of 100 feet to a point on the center of a County maintained road, said point also being the end of said easement. According to survey of Amos Cory, RLS # 10550, dated April 11, 1990. Situated in Shelby County, Alabama.

Subject to any and all easements, rights of way, covenants and restrictions of record, a Transmission line permit to Alabama Power Company as recorded in Deed Book 102, Page 99, in Probate Office (Parcel I), title to minerals underlying captioned lands with mining rights and

Shelby County, AL 09/29/2025
State of Alabama
Deed Tax: \$64.00



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privileges belonging thereto, as reserved in Deed Book 347, Page 349, in Probate Office (Parcel II), and rights of other parties in and to the use of the easement described herein (Parcel II).

The legal description herein was provided by the GRANTOR, and was made without the benefit of a title search or survey.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR HEREIN.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this the 19th day of September, 2025.

Raven Nichole Pardue

RAVEN NICHOLE PARDUE

Grantor

STATE OF Alabama)
COUNTY OF Dallas)

ACKNOWLEDGMENT

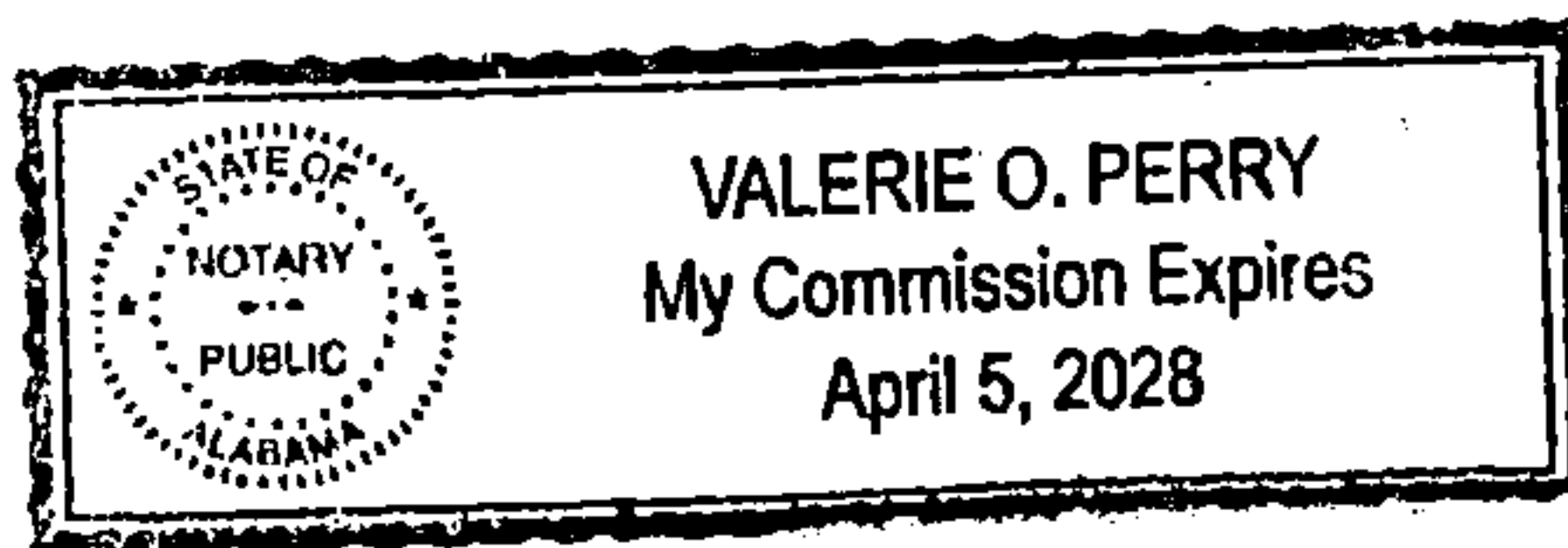
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, *Raven Nichole Pardue*, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of September, 2025.

Valerie O. Perry

NOTARY PUBLIC

My Commission Expires:





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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name
Mailing Address

RAVEN NICHOLE PARADE
same

Grantee's Name
Mailing Address

NORMAN MAX MORRIS
468 Hughes Rd.
COLUMBIA, AL 35051

Property Address

468 Hughes Rd.
COLUMBIA, AL 35051

Date of Sale

9/9/25

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$

127,440.-

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)

112 = 63,720

☐ Bill of Sale

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other

Tax Records

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 § 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 § 40-22-1 (h).

Date 9/9/25

Unattested

(verified by)

Print NORMAN MAX MORRIS

Sign Norm Max Morris

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1