

AFTER RECORDING RETURN TO:
Mortgage Connect, LP
600 Clubhouse Dr
Moon Township, PA 15108
File No. 3744550-4

MAIL TAX STATEMENTS TO:
Terry Lee Hodgens
9516 Highway 11
Chelsea, AL 35043

This document prepared by:
George M. Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 14 1 01 0 000 008.001

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 10 day of December, 2025, by and between **Terry Lee Hodgens, an unmarried person, individually and as surviving joint tenant of Dorothy A. Hodgens, deceased**, residing at 9516 Highway 11, Chelsea, AL 35043, hereinafter referred to as Grantor(s) and **Terry Lee Hodgens, an unmarried person**, residing at 9516 Highway 11, Chelsea, AL 35043, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and 00/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in SHELBY County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 9516 Highway 11, Chelsea, AL 35043

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 10 day of December, 2025.

Terry Lee Hodgens
Terry Lee Hodgens

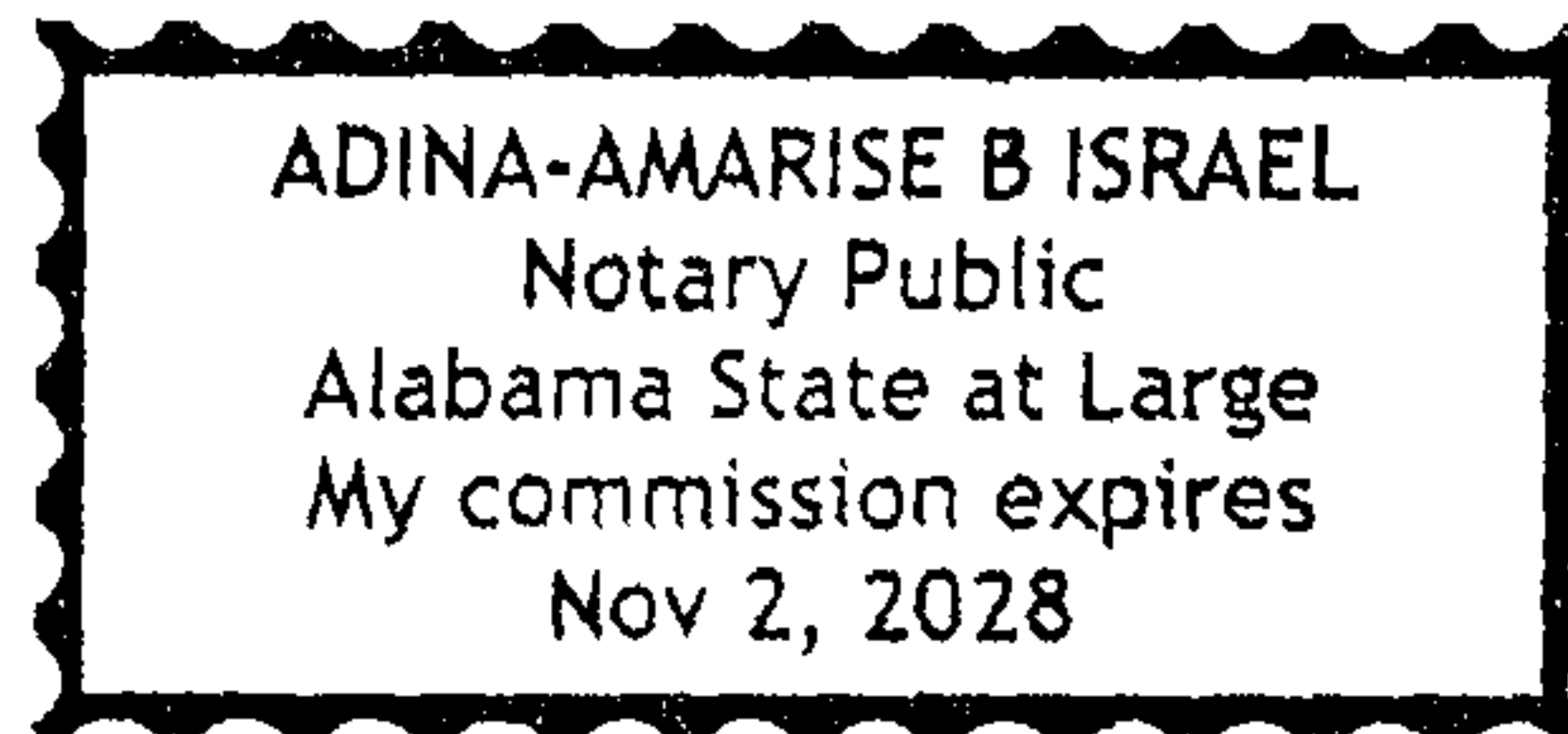
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Terry Lee Hodgens**, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 10 day of December, 2025.

ADINA-AMARISE B ISRAEL
NOTARY PUBLIC

My commission expires: 11.02.2028



No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

The following described real estate, situated in Shelby County, Alabama, described as follows:

A tract of land lying in the Northwest 1/4 of the Northeast 1/4 of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at a P.K. Nail and Washer set at the Northeast corner of said 1/4 - 1/4 section; thence in a Westerly direction along the North line of said 1/4 - 1/4 section for a distance of 248.67 feet to an iron pin set; thence turn an interior angle to the right of 89 deg. 58 min. 23 sec and run in a Southerly direction for a distance of 315.55 feet to an iron pin set; thence turn an interior angle to the right of 71 deg. 30 min. 00 sec. and run in a Northeasterly direction for a distance of 14.50 feet to an iron pin set; thence turn an interior angle to the right of 270 deg. 00 min. 00 sec. and run in a Southeasterly direction for a distance of 55.95 feet to an iron pin set; thence turn an interior angle to the right of 108 deg. 37 min. 17 sec. and run in a Southeasterly direction for a distance of 216.40 feet to an iron pin set on the East line of said 1/4 - 1/4 section; thence turn an interior angle to the right of 90 deg. 00 min. 00 sec. and run in a Northerly direction along the said East line for a distance of 364.35 feet to the POINT OF BEGINNING. Containing 2.33 acres, more or less.

LESS & EXCEPT that portion of the above described property lying within the right of way of Highway 11.

Being the same property as conveyed from Terry Lee Hodgens and wife, Dorothy A. Hodgens to Terry Lee Hodgens and wife, Dorothy A. Hodgens, for and during their joint lives and upon the death of either of them, then to the survivor of them as set forth in Deed Instrument #20210405000168550 dated 04/05/2021, recorded 04/05/2021, SHELBY County, ALABAMA.

Tax ID Number: 14 1 01 0 000 008.001

Property commonly known as: 9516 Highway 11, Chelsea, AL 35043

