

Recording Requested by: **Andrea Morriss**
When Recorded Mail To:
Name: **ANDREA L. MORRISS**
Mailing Address: 112 Keeneland Green
City: Pelham,
State: AL
Zip Code: 35124



20260210000038580 1/2 \$413.00
Shelby Cnty Judge of Probate, AL
02/10/2026 03:35:24 PM FILED/CERT

Above Space For Recorders Use

SOURCE OF TITLE: Instr # 20231211000356430

QUITCLAIM DEED with Reservation of Life Estate

GRANTORS:

ANDREA L. MORRISS and LESTER LEE MORRISS, JR, wife and husband, 112 Keeneland Green, Pelham, AL 35124

GRANTEES:

KELLY PAIGE WHITE, PAULA LEIGH CLEMENTS and MICHAEL CRISTOPHER MORRISS, as tenants in common. *→ 2147 WOODLEDGE DR. BIRMINGHAM, ALABAMA 35226*

For valuable consideration, Grantors do hereby grant and convey to GRANTEES, their heirs and assigns, a remainder interest as set forth below, in and to:

Property Legal Description:

LOT 36, according to the survey of Keeneland Valley, as recorded in Map Book 45, Page 68 in the Probate Office of Shelby County, Alabama.

All real property lying in Shelby County, Alabama.

Date of Sale: December 8, 2025

Assessed value: \$385,000

Property Address: **112 Keeneland Green**, Pelham, AL 35124

PROVIDED, however, that the Grantors **have reserved** the use and enjoyment of said property for the lifes of the Grantors and that the grant of said property to Grantees is subject to the following powers retained by the Grantors:

1. The Grantors shall retain possession and control of all of the premises and shall receive all of the rents and profits derived from the premises for the lifes of the Grantors.

Shelby County, AL 02/10/2026
State of Alabama
Deed Tax: \$385.00

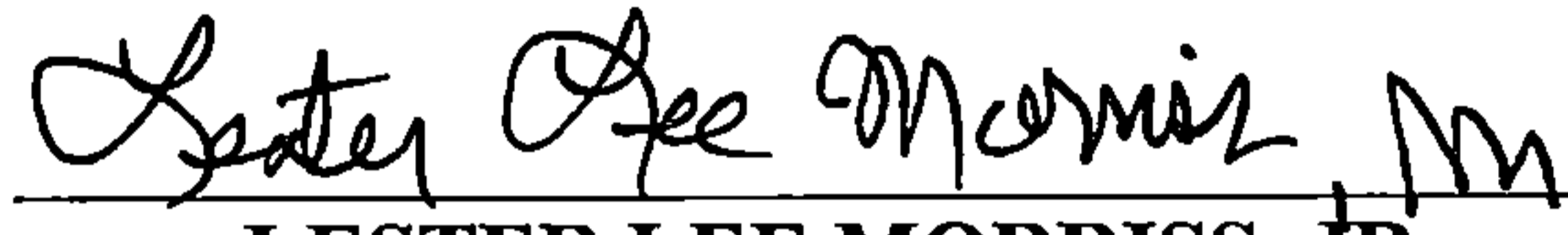


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2. The Grantors retains the unrestricted and limited right to dispose of his share of the property during the lifes of the Grantors, including without limitation, the power to consume, sell, gift, mortgage, encumber, and convey or dispose their share of the property in any manner in the sole, exclusive, and absolute direction of the Grantors, without joinder by the Grantee Remaindermen, and to keep any and all proceeds derived therefrom without obligation to the Grantee Remaindermen. On the deaths of the Grantors, the aforesaid powers shall terminate and the fee simple shall vest in the Grantee Remaindermen, their heirs and assigns.

WITNESS Grantors' hands this 8 day of December, 2025;


ANDREA L. MORRISS
Grantor


LESTER LEE MORRISS, JR.
Grantor

DEED PREPARED FROM DESCRIPTION PROVIDED TO ATTORNEY/NO INDEPENDENT TITLE SEARCH
HAS BEEN PERFORMED

NOTARY ACKNOWLEDGMENT

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **ANDREA L. MORRISS and LESTER LEE MORRISS, JR**, who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 8th day of December, 2025



My Commission Expires:

Notary Public

William Grady Nolan
Notary Public, State of Alabama
My commission expires 1/15/2020

