

AFTER RECORDING RETURN TO:
Mortgage Connect, LP
600 Clubhouse Dr
Moon Township, PA 15108
File No. 3821428-5

MAIL TAX STATEMENTS TO:
ASHLEY TAYLOR DOUGLASS
425 Forest Hills Pl
Alabaster, AL 35007

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

Parcel ID No.: 23 6 13 0 000 013.105

QUITCLAIM DEED

This Deed is exempt from transfer tax as this Deed is “given to perfect title.”

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 29 day of February, 2026, by and between **ASHLEY TAYLOR DOUGLASS F/K/A ASHLEY DOUGLASS BLAIR, AN UNMARRIED WOMAN**, residing at 425 Forest Hills Pl, Alabaster, AL 35007, **JOINED BY HER FORMER SPOUSE, VICTOR L. MORROW**, residing at 609 9th Court SW, Alabaster, AL 35007, hereinafter referred to as Grantor(s) and **ASHLEY TAYLOR DOUGLASS, AN UNMARRIED WOMAN**, residing at 425 Forest Hills Pl, Alabaster, AL 35007, 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: 425 Forest Hills Pl, Alabaster, AL 35007

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 2nd day of January, 2026.

Victor L. Morrow

VICTOR L. MORROW

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **VICTOR L. MORROW**, 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 2nd day of January, 2026.

Dana B Lee

NOTARY PUBLIC

My commission expires: June 27, 2026



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

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 29 day of September, 2024.

Ashley Taylor Douglass
ASHLEY TAYLOR DOUGLASS F/K/A ASHLEY DOUGLASS BLAIR

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **ASHLEY TAYLOR DOUGLASS F/K/A ASHLEY DOUGLASS BLAIR**, 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 29 day of September, 2024.

[Signature]
NOTARY PUBLIC

My commission expires: June 27, 2026



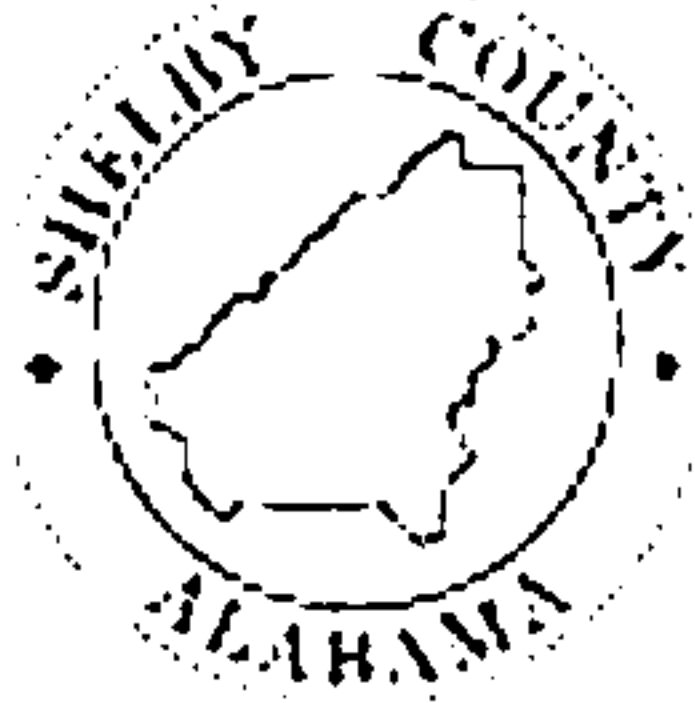
EXHIBIT A
LEGAL DESCRIPTION

Lot 75, according to the Survey of Forest Hills, 2nd Sector, as recorded in Map Book 21, Page 50 A&B, in the Probate Office of Shelby County, Alabama.

Being the same property as conveyed from Jason R. Blair and wife, Ashley D. Blair to Ashley Douglass Blair as set forth in Deed Instrument #20130710000281550 dated 04/23/2013, recorded 07/10/2013, SHELBY County, ALABAMA.

Tax ID Number: 23 6 13 0 000 013.105

Property commonly known as: 425 Forest Hills Pl, Alabaster, AL 35007



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/27/2026 08:21:21 AM
\$36.00 PAYGE
20260227000055420

Allen S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name ASHLEY DOUGLASS BLAIR
Mailing Address and VICTOR L. MORROW
425 Forest Hills Pl
Alabaster, AL 35007

Grantee's Name ASHLEY TAYLOR DOUGLASS
Mailing Address 425 Forest Hills Pl
Alabaster, AL 35007

Property Address 425 Forest Hills Pl
Alabaster, AL 35007

Date of Sale 1-29-26
Total Purchase Price \$ 1.00
or
Actual Value \$
or
Assessor's Market Value \$ 29,240

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)

- Bill of Sale
- Sales Contract
- Closing Statement
- Appraisal
- Other

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 1/29/2026

Print Ashley Taylor Douglass

Unattested *[Signature]*
(verified by)

Sign *[Signature]*
(Grantor/Grantee/Owner/Agent) circle one