

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Ronald B. Yount
1907 Chandabrook Drive
Pelham, AL 35124

QUITCLAIM DEED

**NO TITLE SEARCH PERFORMED OR EXAMINATION
MADE BY PREPARER OF DEED**

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Eighty Eight Thousand Nine Hundred (\$88,900.00)** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, to the undersigned grantor in hand paid by the grantee herein, I,

Deborah Yount, a married person

(hereinafter referred to as "Grantor") do quitclaim unto

Ronald B. Yount

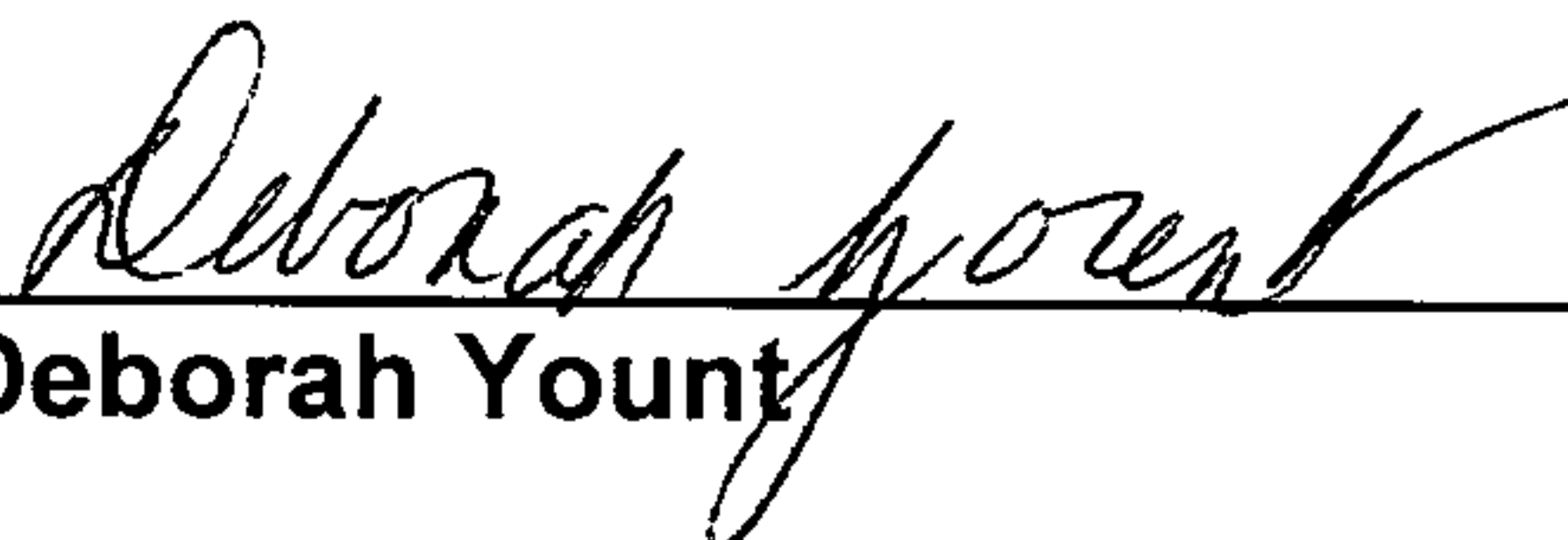
(hereinafter referred to as "Grantee") all of my interest in the following described real estate situated in **Shelby** County, Alabama to-wit:

Lot 18, according to the Survey of Chaparral, Third Sector, as recorded in Map Book 8, page 165, in the Probate Office of Shelby County, Alabama.

The above described property does not constitute the homestead of the Grantor or her spouse.

TO HAVE AND TO HOLD Unto Grantee, **his** heirs and assigns, forever.

IN WITNESS WHEREOF, I have set my hand and seal, this **4th day of February, 2019.**

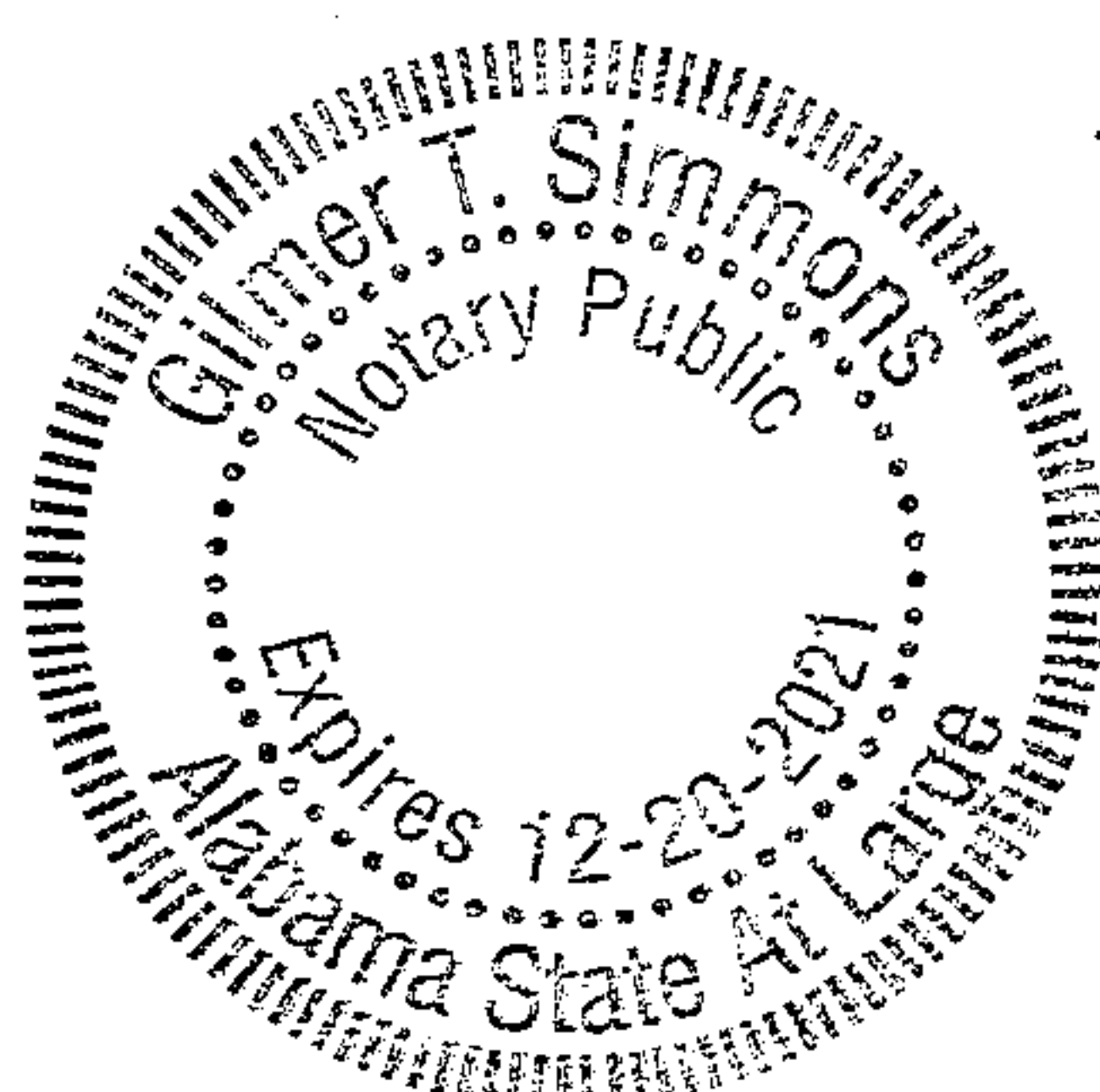


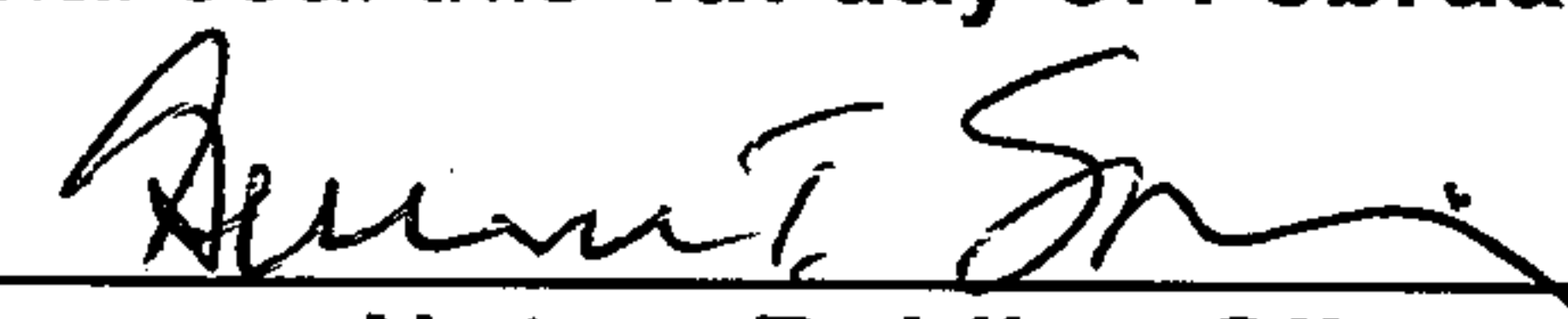
Deborah Yount (Seal)

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Deborah Yount** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance **she** executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **4th day of February, 2019.**





Notary Public: **Gilmer T. Simmons**
My Commission expires: **12/20/2021**

REAL ESTATE SALES VALIDATION FORM

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

Grantor Name: Deborah Yount
Mailing Address: 1907 Chandabrook Drive
Pelham, AL, 35124

Date of Sale: February 4th, 2019

Total Purchase Price: \$88,900.00

Property Address: 1907 Chandabrook Drive
Pelham, AL, 35124

Or
Actual Value: \$

Or
Assessor's Market Value: \$

Grantee Name: Ronald B. Yount
Mailing Address: 1907 Chandabrook Drive
Pelham, AL, 35124

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
[x] Other - 1/2 of market value per Shelby County Property Tax Commissioner

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 Section 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 Section 40-22-1 (h).

Date: February 4th, 2019

Print: Dawn Bagwell for David P. Condon PC.

Unattested (verified by)

Sign: Dawn Bagwell (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/13/2019 12:21:27 PM
\$107.00 CHERRY
20190213000046970

Allen S. Bagwell