


STATE OF ALABAMA  
COUNTY OF SHELBY

  
20131211000476910 1/3 \$65.00  
Shelby Cnty Judge of Probate, AL  
12/11/2013 11:52:09 AM FILED/CERT

**WARRANTY DEED**

KNOWN TO ALL THESE PRESENT that **William Randall Yancey and Raymond Perry Yancey, Trustees of the Betty Ann Lawler Yancey 1999 Revocable Trust dated January 20, 1999, and any amendments thereto** (a trust), the grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said grantors by **William Randall Yancey and Raymond Perry Yancey, Trustees of the Betty Ann Lawler Yancey Family Trust** (a trust), the grantee, its successors and assigns, subject to the provisions hereinafter contained, all of that certain real property located in the County of Shelby, State of Alabama, which is described as follows:

**"LOT B"**


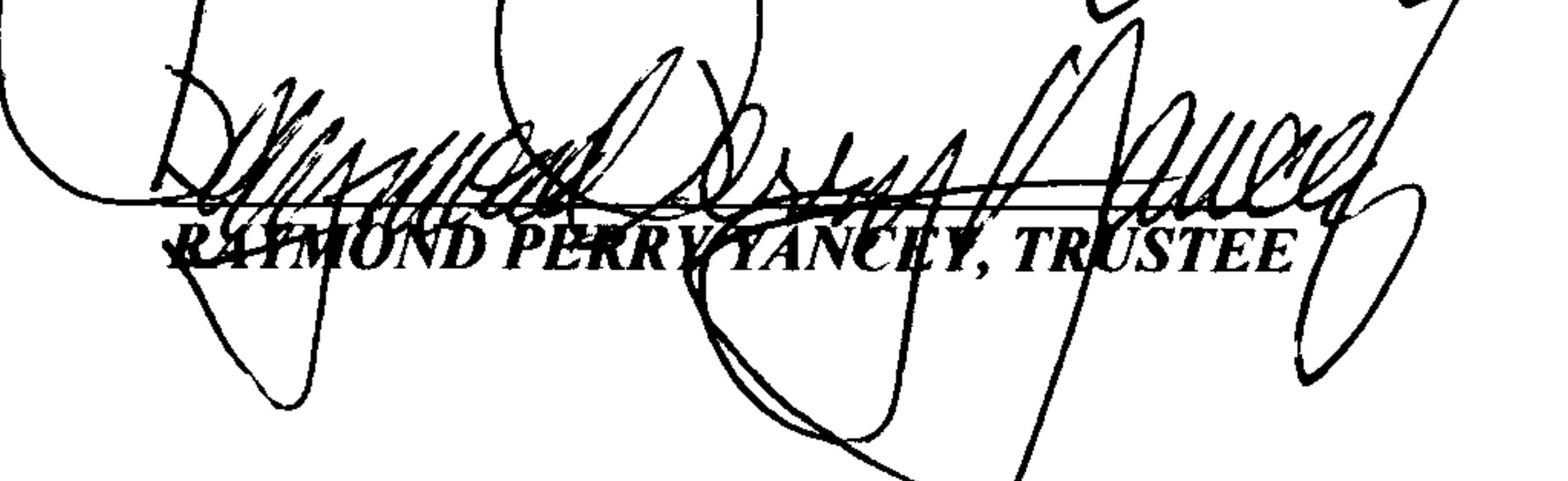
*COMMENCE at the Southeast corner of Lot 11 according to Houlditch Subdivision, as recorded in Map Book 4, Page 39 in the Office of the judge of Probate, Shelby County, Alabama; thence run West along the north R/W of Cardinal Crest Drive for 253.07' to the point of beginning; thence continue along the last described line for 135.03'; thence turn an angle to the right of 89degrees;18',50" and run North for 390.73' thence turn an angle to the right of 91 degrees-,41',17" and run East for 349.75'; thence turn an angle to the right of 90 degrees,00',00" and run South for 100.00'; thence turn an angle to the right of 90 degrees,58',24" and run West for 204.92'; thence turn an angle to the left of 91 degrees,18',09" and run South for 291.68' to the point of beginning. Contains 1.7114 Acres.*

Grantors, for themselves and their heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantors and their heirs, and all persons acquiring any interest in the property granted, through or for Grantors, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantors and their heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

IN WITNESS WHEREOF, the grantor has caused these present to be executed on this the

3<sup>rd</sup> day December 2013.

Shelby County, AL 12/11/2013  
State of Alabama  
Deed Tax: \$45.00

  
WILLIAM RANDALL YANCEY, TRUSTEE  
  
RAYMOND PERRY YANCEY, TRUSTEE

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for the said State and County, hereby certify that William Randall Yancey, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the 3<sup>rd</sup> day of December 2013.

Sammy L. Seale

Notary Public-State of Alabama at Large

My commission expires: 09-07-2015

STATE OF FL  
COUNTY OF Charlotte

I, the undersigned Notary Public in and for the said State and County, hereby certify that Raymond Perry Yancey, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the 5<sup>th</sup> day of December 2013.



JUDITH A. KERR  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF001668  
Expires 3/20/2017

Judith A. Kerr

Notary Public-State of FL at Large

My commission expires: 3-20-17

*Prepared by  
William Randall Yancey  
2409 Brook Run  
Birmingham, AL 35244*

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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

Betty Ann Lawler Yancey 1999 Rev Trust  
1419 County Rd 39  
Clanton AL 35406

Grantee's Name  
Mailing Address

Betty Ann Lawler Yancey Family Trust  
1419 County Rd 39  
Clanton, AL 35406

Property Address

1.71 Acre on  
Cardinal Crest  
Montevallo, AL 35115

Date of Sale

12/5/2013

Total Purchase Price

\$21

or

Actual Value

\$

or

Assessor's Market Value

\$ 44,690.00

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

12/11/2013

Print

Raymond P Yancey Trustee

Sign

*Raymond P Yancey*

(Grantor/Grantee/Owner/Agent) circle one

Unattested



ed by)

20131211000476910 3/3 \$65.00  
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Form RT-1