

Prepared by:  
JUL ANN McLEOD, Esq.  
1957 Hoover Court, Suite 306  
Birmingham, AL 35226

Send Tax Notice to:

20160615000207340  
06/15/2016 03:40:30 PM  
DEEDS 1/3

STATE OF ALABAMA )

COUNTY OF SHELBY )

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **GLEN DEREK YANCEY and RONALD DALE YANCEY, as Trustees, or their successors in Trust, of the GLEN H. YANCEY QUALIFIED PERSONAL RESIDENCE TRUST** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **GLEN DEREK YANCEY, RONALD DALE YANCEY, WILLIAM RANDALL YANCEY, and RAYMOND PERRY YANCEY, being all the descendants of Glen H. Yancey, deceased September 2, 2015, said Trust terminating on the date of the death of Glen H. Yancey** (hereinafter referred to as Grantees), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 13, according to the Map and Survey of The Reserve at Timberline, as recorded in Map Book 34, Page 117 A, B & C, in the Office of the Judge of Probate of Shelby County, Alabama.

**\$347,000 consideration**


Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

**This deed is being executed pursuant to the terms and conditions under Paragraph C of the Glen H. Yancey Qualified Personal Residence Trust as recorded in Instrument No. 20150211000045600, in the Probate Office of Shelby County, Alabama.**

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 20<sup>th</sup> day of May, 2016.




GLEN DEREK YANCEY, as Trustee of the  
GLEN H. YANCEY QUALIFIED PERSONAL RESIDENCE TRUST



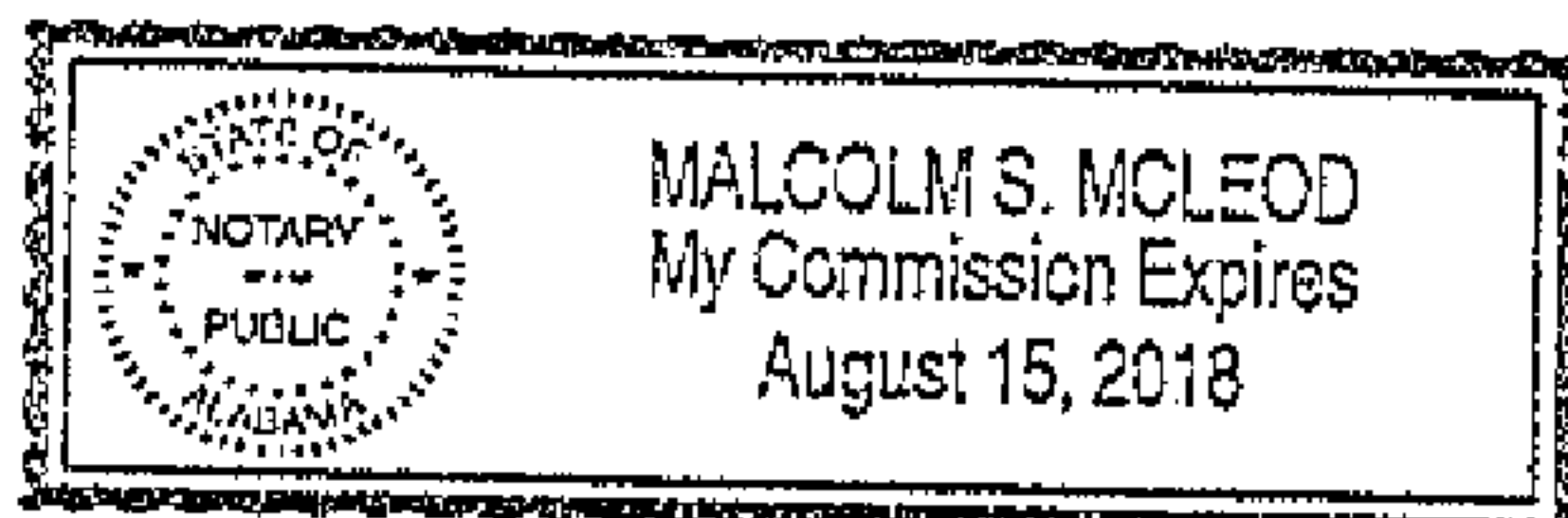
RONALD DALE YANCEY, as Trustee of the  
GLEN H. YANCEY QUALIFIED PERSONAL RESIDENCE TRUST

STATE OF ALABAMA     )  
                                      )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **GLEN DEREK YANCEY and RONALD DALE YANCEY, as Trustees of the GLEN H. YANCEY QUALIFIED PERSONAL RESIDENCE TRUST**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, as such Trustees and with full authority, executed the same voluntarily on the day the same bears date. 

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20 day of May, 2016.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires:



## Real Estate Sales Validation Form

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

Grantor's Name	ESTATE OF GLEN H. YANCEY and GLEN DEREK YANCEY/RONALD DALE YANCEY, and AS TRUSTEES	Grantee's Name	GLEN DEREK YANCEY, RONALD DALE YANCEY, WILLIAM RANDALL YANCEY, and RAYMOND PERRY YANCEY
Mailing Address	1037 MERION DRIVE CALERA, AL 35040	Mailing Address	1037 MERION DRIVE CALERA, AL 35040
Property Address	1080 TIMBERLINE RIDGE CALERA, AL 35040	Date of Sale	May 20, 2016
		Total Purchase Price	\$347,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

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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 May 20, 2016

Print Malcolm S. McLeod

☐ Unattested

*Audra H. Hanger* Sign  
(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**My Commission Expires  
March 8th, 2018**



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/15/2016 03:40:30 PM  
\$367.00 CHERRY  
20160615000207340

*James W. Fuhrmeister*