

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

Send Tax Notice to:

20160615000207350
06/15/2016 03:40:31 PM
DEEDS 1/3

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **JOINT WITH RIGHT OF SURVIVORSHIP
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, a married man; RONALD DALE YANCEY, a unmarried man; WILLIAM RANDALL YANCEY, a married man; and RAYMOND PERRY YANCEY, a married man,** being all the descendants of Glen H. Yancey, deceased September 2, 2015, under the terms and conditions as set out in the Glen H. Yancey Qualified Personal Residence Trust as recorded in Instrument No. 20150211000045600; said Trust terminating on the date of the death of Glen H. Yancey, said death occurring September 2, 2015 (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **RANDALL FESTAVAN and DEIDRE FESTAVAN** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, 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.

\$347,000.00 consideration

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

Subject property is not the homestead of any of the Grantors or his spouse.

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, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, 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 20th day of May, 2016.


GLEN DEREK YANCEY


RONALD DALE YANCEY


WILLIAM RANDALL YANCEY


RAYMOND PERRY YANCEY

STATE OF ALABAMA)

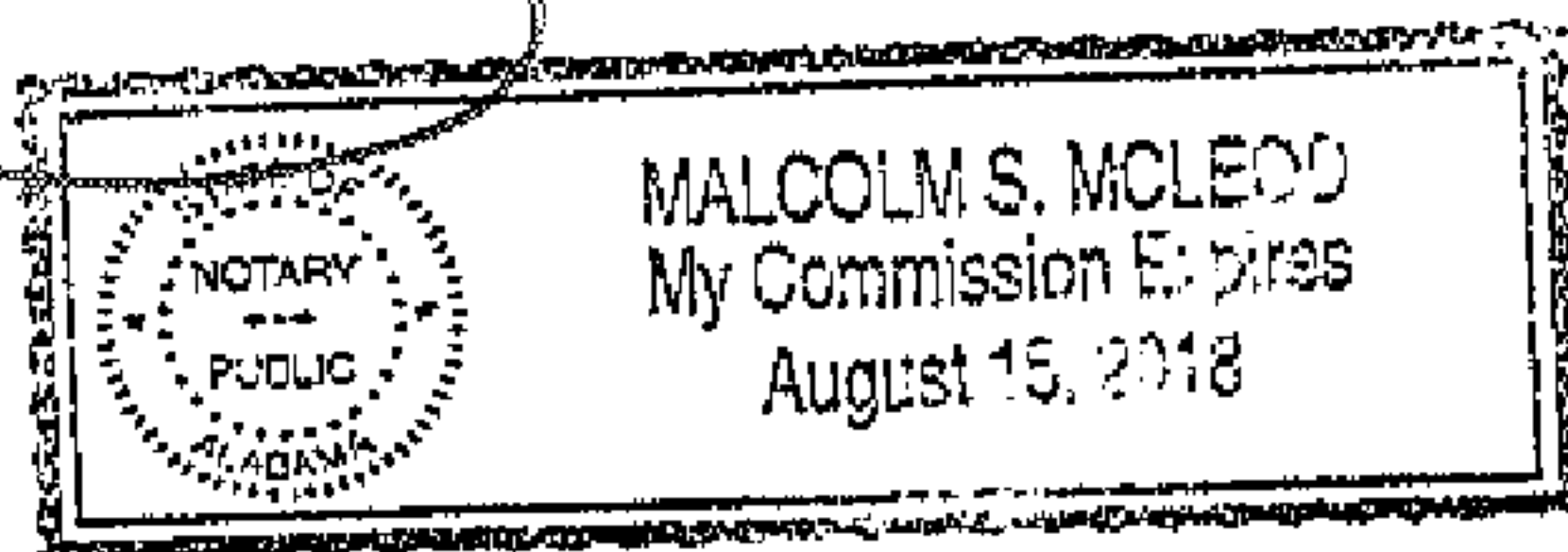
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **GLEN DEREK YANCEY, RONALD DALE YANCEY, WILLIAM RANDALL YANCEY, AND RAYMOND PERRY YANCEY**, 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 executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th 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 WILLIAM RANDALL YANCEY; and
RAYMOND PERRY YANCEY

Grantee's Name RANDALL FESTAVAN and
DEIDRE FESTAVAN

Mailing Address 1037 MERION DRIVE
CALERA, AL 35040

Mailing Address 1080 TIMBERLINE RIDGE
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 \$

20160615000207350 06/15/2016 03:40:31
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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

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

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

**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 03:40:31 PM
\$367.00 CHERRY
20160615000207350

James W. Fuhrmeister