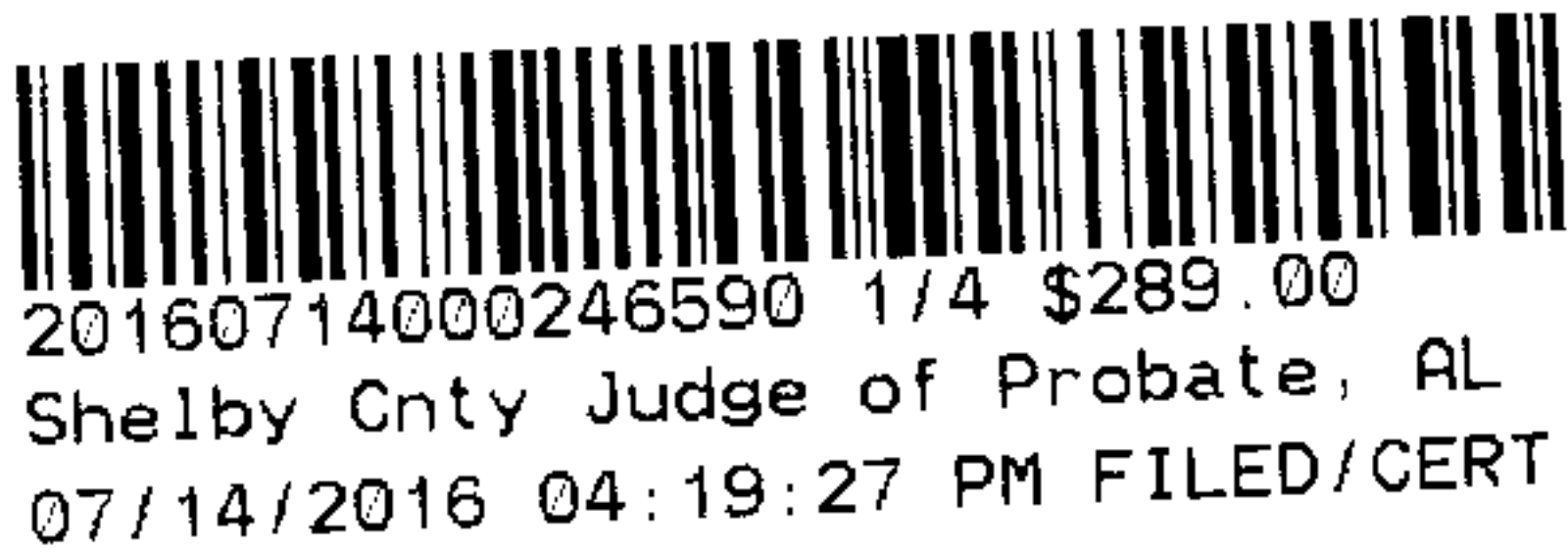


Prepared by:
JUL ANN McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
Ronald Dale Yancey

QUITCLAIM DEED



STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of FIVE HUNDRED AND NO/100 Dollars (\$500.00) and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **WILLIAM RANDALL YANCEY and RAYMOND PERRY YANCEY, Trustees of the Glen H. Yancey 1999 Revocable Trust, dated January 20, 1999** (herein referred to as Grantors), do release, remise and quitclaim unto **RONALD DALE YANCEY** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

- (1) Subject to property taxes for the current and subsequent years.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

IN WITNESS WHEREOF, I, William Randall Yancey, have hereunto set my hand and seal on this 14th day of July, 2016.

William Randall Yancey
WILLIAM RANDALL YANCEY, Trustee

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and in said State, hereby certify that **WILLIAM RANDALL YANCEY**, co-Trustee of the Glen H. Yancey 1999 Revocable Trust, dated January 20, 1999, 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 said conveyance, he, as said Trustee and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on the 14th day of July, 2016.

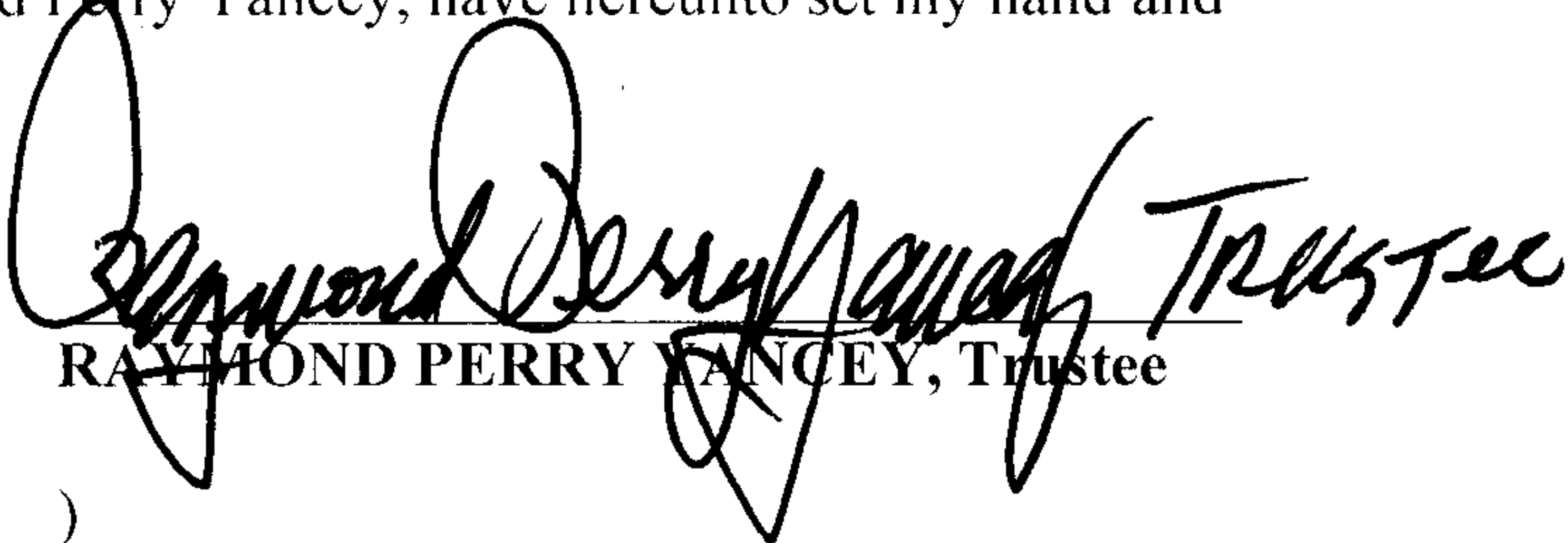
David J. Paison
NOTARY PUBLIC

My commission expires: 10/4/16

Shelby County, AL 07/14/2016
State of Alabama
Deed Tax: \$265.00

WRP
AY

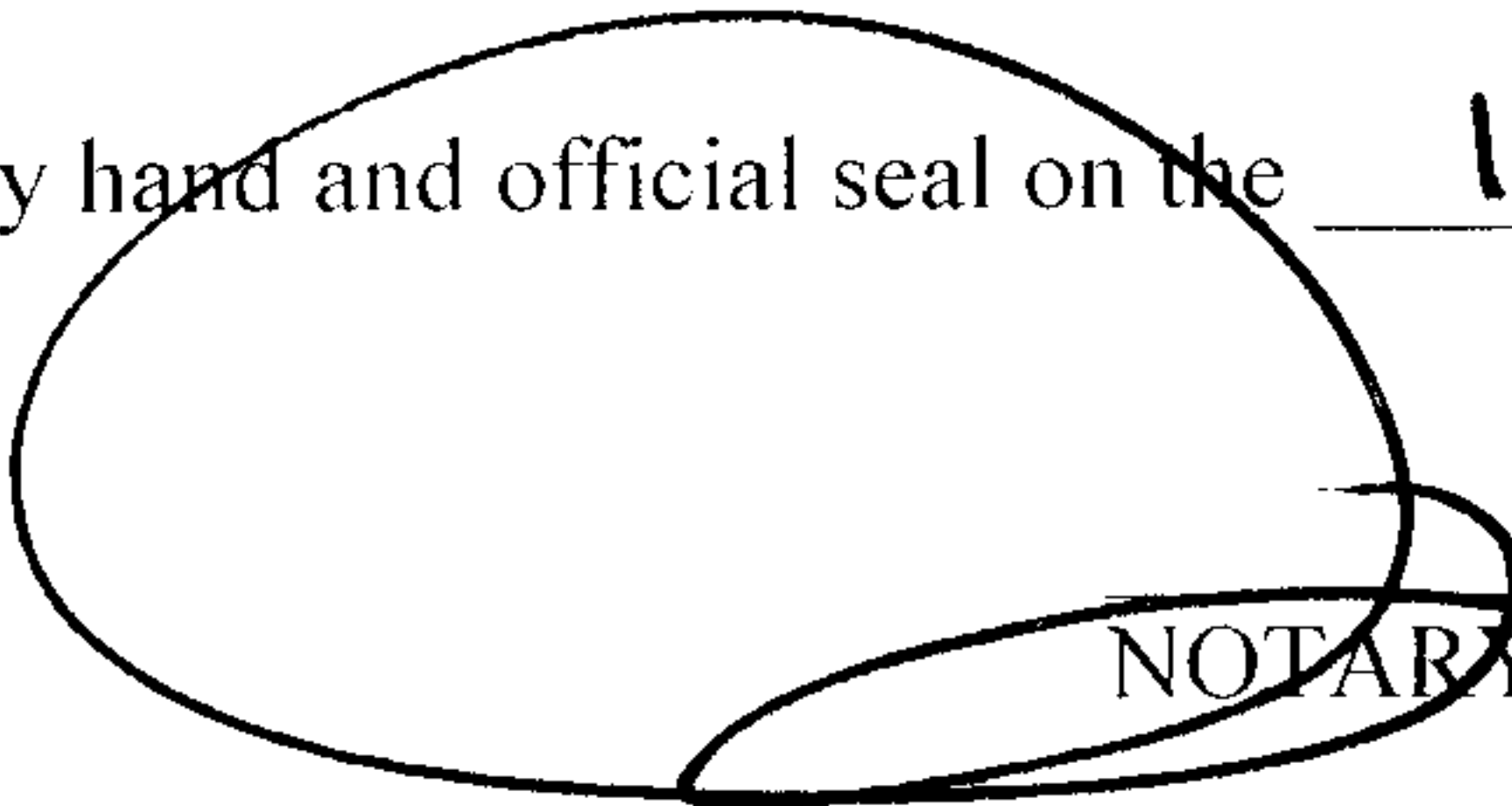
IN WITNESS WHEREOF, I, Raymond Perry Yancey, have hereunto set my hand and seal on this 12th day of July, 2016.


RAYMOND PERRY YANCEY, Trustee

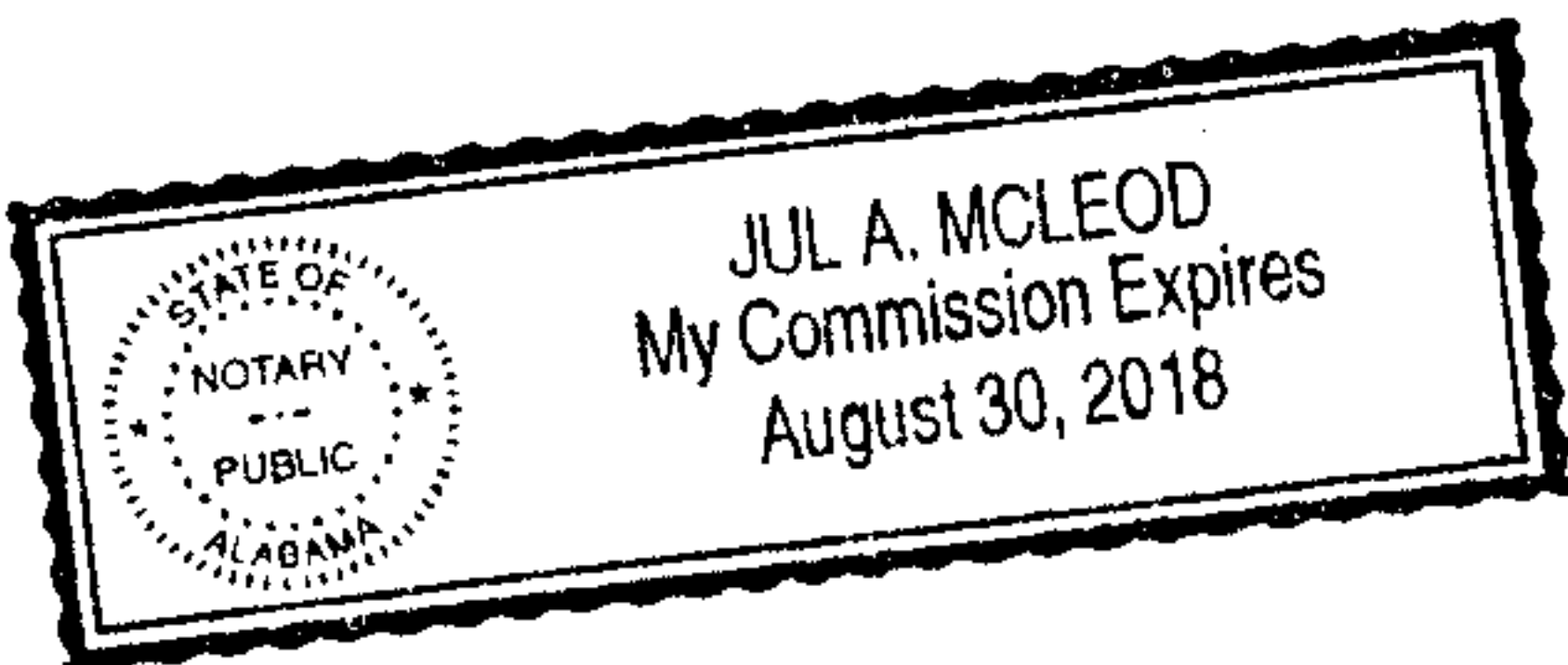
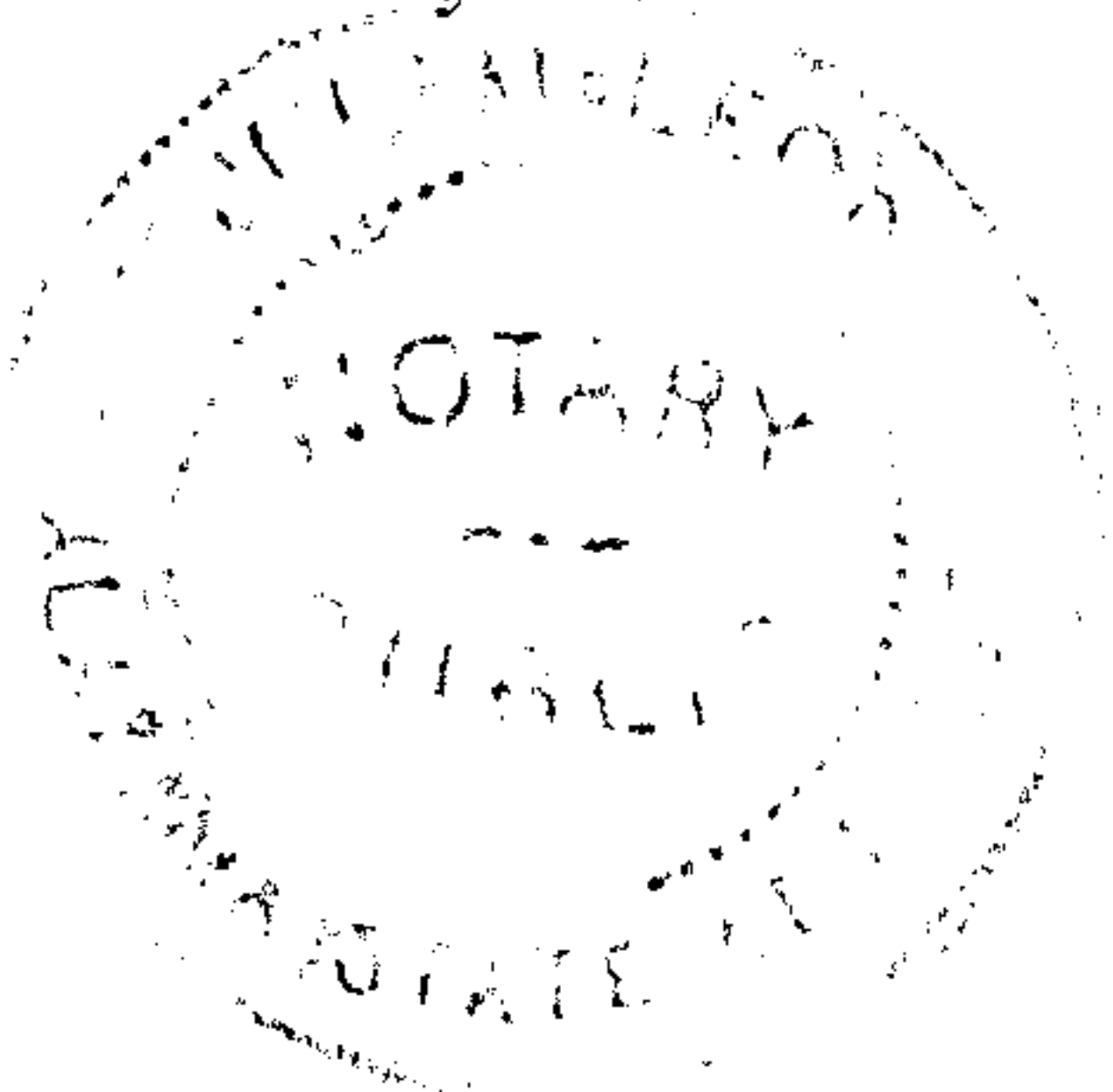
STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said County and in said State, hereby certify that **RAYMOND PERRY YANCEY**, co-Trustee of the Glen H. Yancey 1999 Revocable Trust, dated January 20, 1999, 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 said conveyance, he, as said Trustee and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on the 12th day of July, 2016.


NOTARY PUBLIC

My commission expires:





20160714000246590 2/4 \$289.00
Shelby Cnty Judge of Probate, AL
07/14/2016 04:19:27 PM FILED/CERT



Exhibit A, Legal Description

A PARCEL OF LAND SITUATED IN THE E ¼ OF THE SE ¼ OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 15 EAST ALSO BEING A PART OF THE SE ¼ OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 15 EAST, ALSO BEING A PART OF LOTS 7 & 8 OF MURPHY'S FISHING CAMP SUBDIVISION AS RECORDED IN MAP BOOK 3, PAGE 72 IN THE SHELBY COUNTY PROBATE OFFICE, DESCRIBED AS FOLLOWS; COMMENCE AT THE SE CORNER OF SECTION 2, AND GO NORTH 07 DEGREES 44 MINUTES 38 SECONDS EAST ALONG THE EAST BOUNDARY OF SAID SECTION 2 FOR 689.64 FEET; THENCE NORTH 45 DEGREES 15 MINUTES 31 SECONDS WEST FOR 422.47 FEET; THENCE NORTH 50 DEGREES 27 MINUTES 17 SECONDS EAST FOR 144.90 FEET TO THE POINT OF BEGINNING; THENCE NORTH 36 DEGREES 05 MINUTES 30 SECONDS EAST FOR 155.35 FEET; THENCE NORTH 75 DEGREE 11 MINUTES 32 SECONDS WEST FOR 183.41 FEET TO A POINT ON A CURVE TO THE RIGHT ON THE SOUTHERLY BOUNDARY OF L & M TRACE, SAID CURVE HAVING A CENTRAL ANGLE OF 09 DEGREES 22 MINUTES 54 SECONDS AND A RADIUS OF 342.12 FEET; THENCE WESTERLY ALONG SAID CURVE FOR 56.02 FEET; THENCE SOUTH 43 DEGREES 05 MINUTES 46 SECONDS EAST FOR 175.00 FEET TO THE POINT OF BEGINNING. ACCORDING TO THE SURVEY OF JAMES A. RIGGINS, REG NO. 9428 DATED AUGUST 13, 1998



20160714000246590 3/4 \$289.00
Shelby Cnty Judge of Probate, AL
07/14/2016 04:19:27 PM FILED/CERT

W. R. R.

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 R Yancey & Raymond P Yancey T'ee
Mailing Address 316 Normandy Ln
Chelsea, AL 35043

Grantee's Name RONALD D. YANCEY
Mailing Address 7141 NICHOLSON DR
MOLINO, FL 32577

Property Address 162 L M Trace
Shelby, AL 35143

Date of Sale 07/14/2016

Total Purchase Price \$ 265,000.00

or

Actual Value

\$

or

Assessor's Market Value \$

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



20160714000246590 4/4 \$289.00

Shelby Cnty Judge of Probate, AL

07/14/2016 04:19:27 PM FILED/CERT

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 7/14/2016

Print WILLIAM RANDALL YANCEY, TRUSTEE

Unattested

(verified by)

Sign

William Randall Yancey
(Grantor/Grantee/Owner/Agent) circle one

Trustee

Print Form

Form RT-1