


This instrument was prepared by:  
Hillary C.H. Meador, Attorney at Law  
265 Riverchase Parkway E., Suite 106  
Hoover, Alabama 35244

SEND TAX NOTICE TO:  
VANDIVER VOLUNTEER FIRE DEPT.  
12177 HIGHWAY 43  
Vandiver, AL 35176

Source of Title:  
SHELBY County Probate Court: Book 229 Page 784

  
20161206000444380 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
12/06/2016 10:22:43 AM FILED/CERT

**DEED OF GIFT**

**\*\*\*Prepared without benefit of title search\*\*\***

STATE OF ALABAMA)  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS:

CYNTHIA DIANNE YOUNG, being the same person as CYNTHIA DIANE YOUNG who was the grantee in that deed recorded in the Shelby County Probate Office Deed Book 229 Page 784, (herein referred to as donor) does grant and convey unto VANDIVER VOLUNTEER FIRE DEPARTMENT, a non-profit corporation formed in Shelby County, Alabama (herein referred to as donee) serving the VANDIVER FIRE AND EMERGENCY MEDICAL SERVICES DISTRICT, a Shelby County District established April 9<sup>th</sup>, 2010 by Special Election, all of her right, title and interest in the following described real property, situated in SHELBY County, Alabama, to-wit:

Commence at the NW Corner of the NE 1/4 of the SW 1/4 of Section 21, Township 18 South, Range 1 East, Shelby County, Alabama; thence N90°00'00"E, a distance of 850.79' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 200.00' to the Westerly R.O.W. of Shelby County Highway 43'; thence S37°12'02"W and along said R.O.W. line, a distance of 275.85'; thence N90°00'00"W and leaving said R.O.W. line, a distance of 198.39'; thence N36°55'58"E, a distance of 274.87' to the POINT OF BEGINNING.

Said Parcel containing 1.00 acre, more or less;


Being 1.00 acre, more or less, of the total acreage conveyed to CYNTHIA DIANNE YOUNG by deed recorded in the Shelby County Probate Office Deed Book 229 Page 784 which contained a scrivener's error misspelling CYNTHIA DIANNE YOUNG'S name as 'Cynthia Diane Young.'

This conveyance is a deed of gift containing no warranties and is hereby made subject to restrictive covenants, rights of way, easements and reservations of record that apply to the hereinabove described real property.


TO HAVE AND TO HOLD to said donee forever in fee simple.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28<sup>th</sup>  
day of October, 2016.

WITNESS:

  
\_\_\_\_\_

DONOR:

  
CYNTHIA DIANNE YOUNG



20161206000444380 2/3 \$22.00  
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STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, Lu Ann S. Cousins, a Notary Public in and for said County, in said State, hereby certify that CYNTHIA DIANNE YOUNG, 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28<sup>th</sup> day of October, 2016.

Lu Ann Simonetti Cousins  
Notary Public  
My Commission Expires: June 28, 2018



### Real Estate Sales Validation Form

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

Grantor's Name CYNTHIA DIANNE YOUNG  
Mailing Address 9215 Bear Creek Road  
Sterrett, AL 35147

Grantees' Names VANDIVER VOLUNTEER FIRE DEPT.  
Mailing Address 12177 Highway 43  
Vandiver, AL 35176

Property Address 9215 Bear Creek Road  
Sterrett, AL 35147

Date of Sale NA  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$12,000  
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



20161206000444380 3/3 \$22.00  
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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 person 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 the 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 10/28/16

Print CYNTHIA DIANNE YOUNG

☐ Unattested

(verified by)

Sign

Cynthia Dianne Young  
(Grantor)

Form RT-1