

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

Send Tax Notice to:
William R. Yancey
316 Normandy Lane
Chelsea, AL 35043

The preparer is acting as scrivener only. No title search or exam was provided for the preparation of this document.

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 Grantees herein, the receipt of which is hereby acknowledged, **WILLIAM RANDALL YANCEY and RAYMOND PERRY YANCEY, Trustees of the Betty Ann Lawler Yancey Family Trust, dated October 10, 2013, and any amendments thereto** (herein referred to as Grantors), do release, remise and quitclaim to each of the following Grantees, an undivided 1/4 interest: **GLEN DEREK YANCEY, RONALD DALE YANCEY, WILLIAM RANDALL YANCEY, and RAYMOND PERRY YANCEY** (herein referred to as Grantees), in the following described real estate situated in Shelby County, Alabama, to-wit:

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

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

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, I, William Randall Yancey, have hereunto set my hand and seal on this 24th day of August, 2016.

William Randall Yancey
WILLIAM RANDALL YANCEY, Trustee

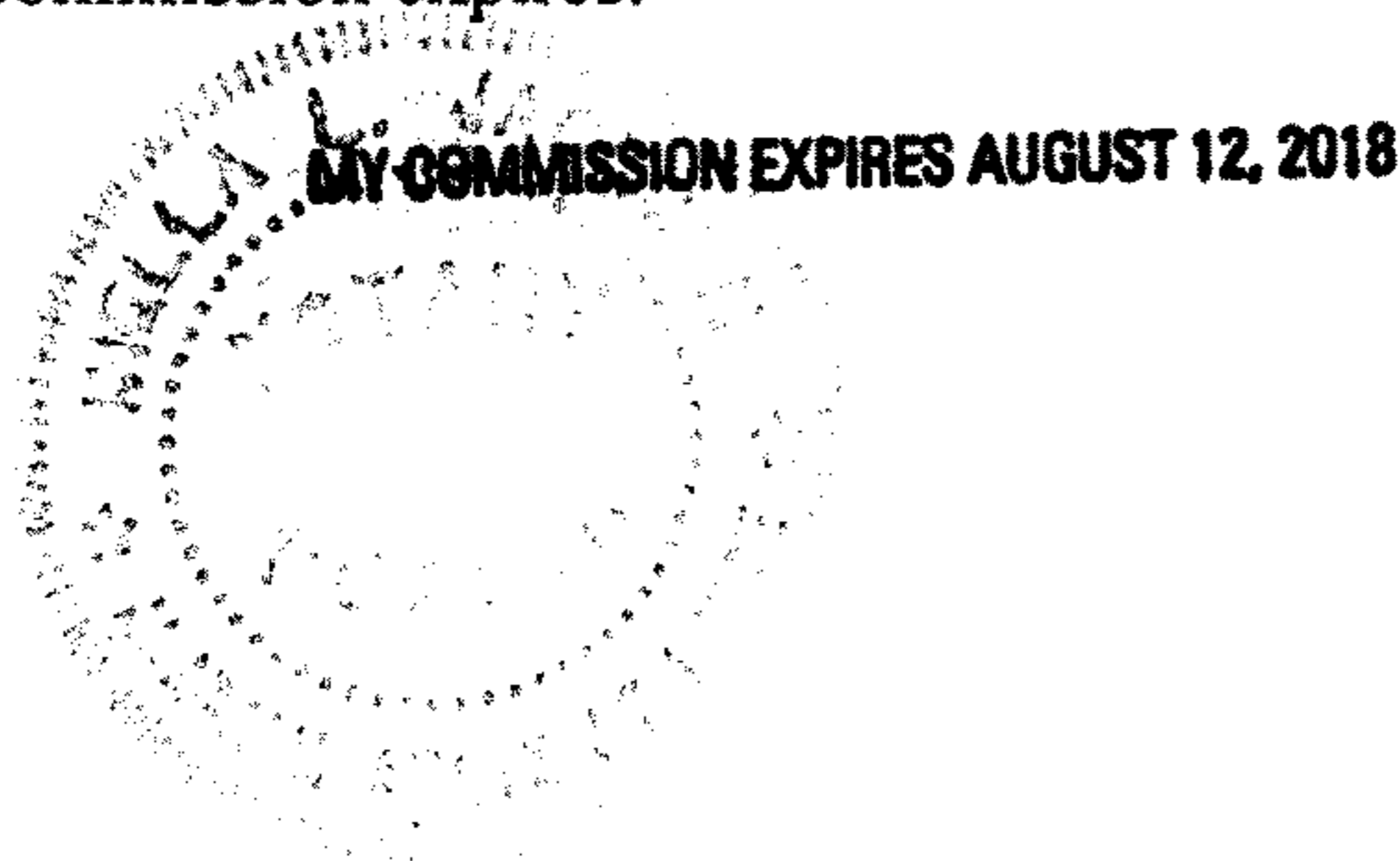
STATE OF ALABAMA)
)
COUNTY OF SHELBY)

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 Betty Ann Lawler Yancey Family Trust, dated October 10, 2013, 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 24th day of August, 2016.

Michelle Nelson
NOTARY PUBLIC

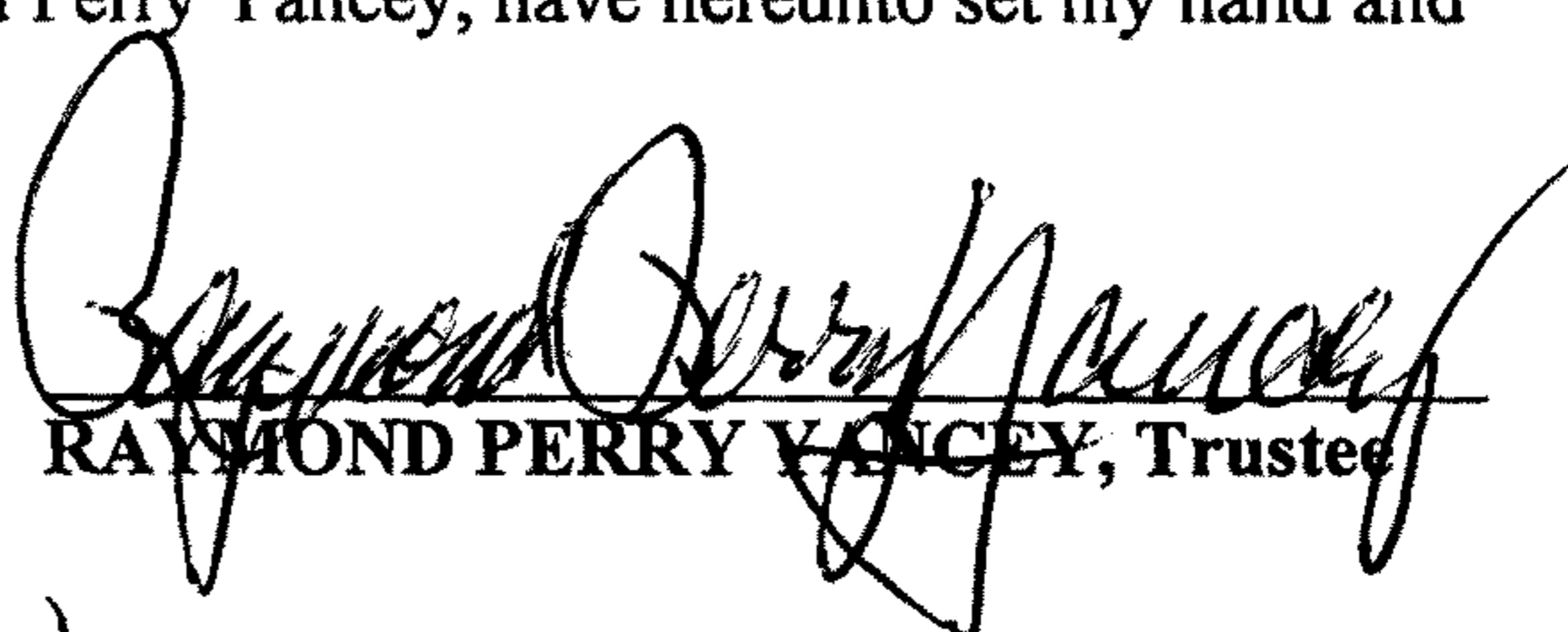
My commission expires:



20170331000110060 1/4 \$69.00
Shelby Cnty Judge of Probate, AL
03/31/2017 02:45:04 PM FILED/CERT

Shelby County, AL 03/31/2017
State of Alabama
Deed Tax: \$42.00

IN WITNESS WHEREOF, I, Raymond Perry Yancey, have hereunto set my hand and seal on this 31st day of ~~August, 2016.~~ March 2017

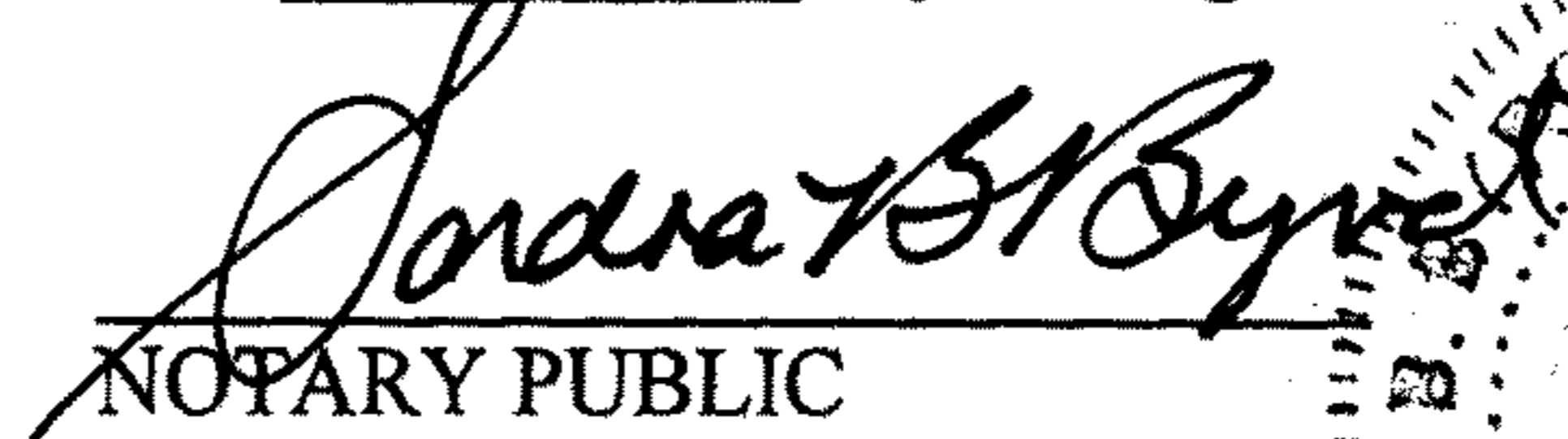

RAYMOND PERRY YANCEY, Trustee

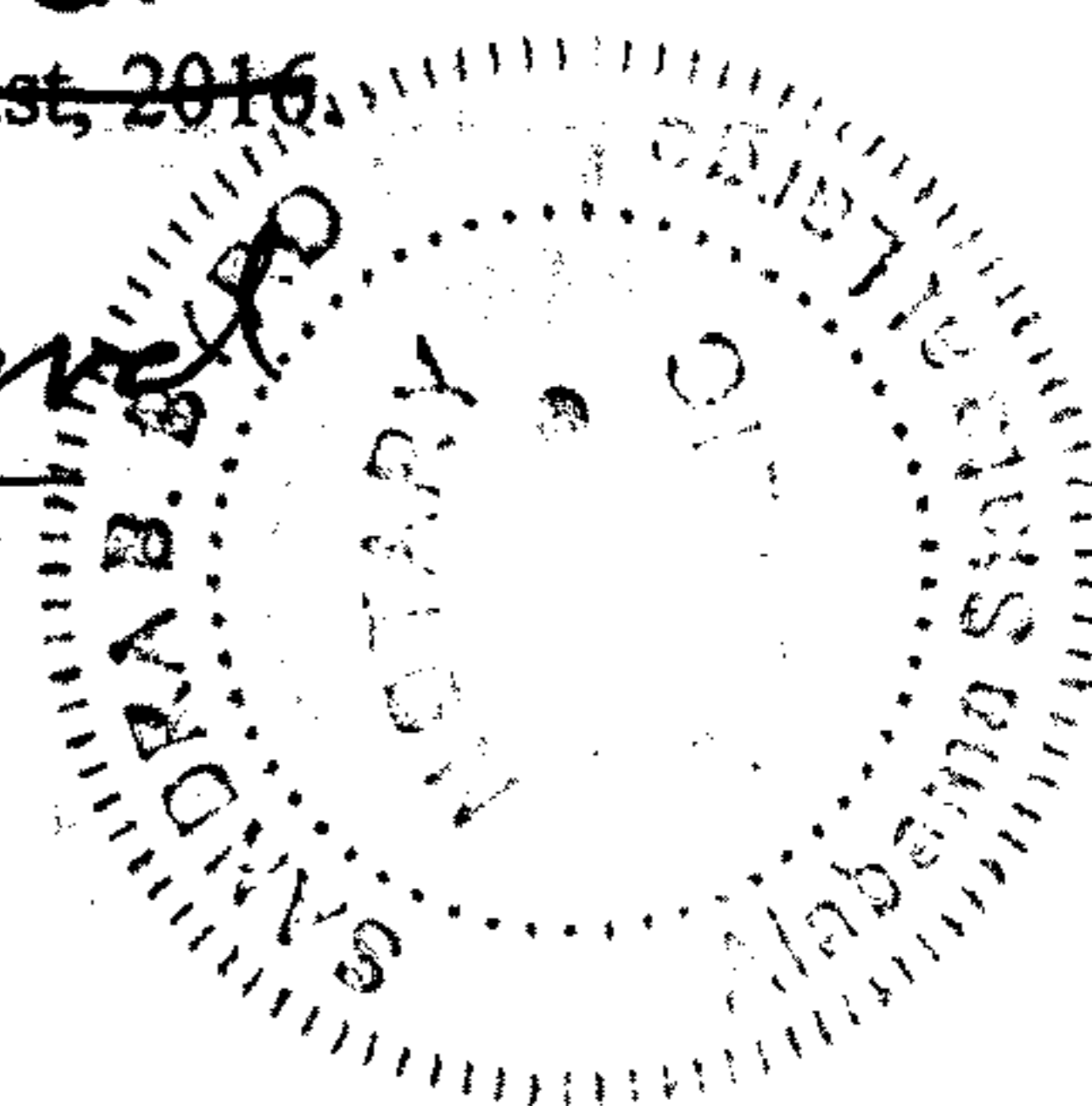
STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County and in said State, hereby certify that RAYMOND PERRY YANCEY, co-Trustee of the Betty Ann Lawler Yancey Family Trust, dated October 10, 2013, 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 31st day of ~~August, 2016.~~ March 2017


NOTARY PUBLIC



My commission expires:

MY COMMISSION EXPIRES 8/26/2017



20170331000110060 2/4 \$69.00
Shelby Cnty Judge of Probate, AL
03/31/2017 02:45:04 PM FILED/CERT

Exhibit A, Legal Description

"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 89 degrees, 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.



20170331000110060 3/4 \$69.00
Shelby Cnty Judge of Probate, AL
03/31/2017 02:45:04 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Raymond Yancey
Mailing Address Tristee
930 Valley St.
Montevallo 35115

Grantee's Name William Yancey
Mailing Address 316 Normandy Ln.
Chelsea AL 35043

Property Address Cardinal Crest St.
Lot 11
Houlditch Sub.

Date of Sale 8/24/14
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 42,000

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 "_____
above, the filing of this form is not required.



20170331000110060 4/4 \$69.00
Shelby Cnty Judge of Probate, AL
03/31/2017 02:45:04 PM FILED/CERT

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 3/31/17

Unattested

(verified by)

Print

Sign

Raymond R. Yancey
Raymond R. Yancey

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1