

Send Tax Notice to:
Harriet H. Yeilding
c/o Ralph H. Yeilding
51 Norman Drive
Birmingham, AL 35213

TITLE NOT EXAMINED
This instrument prepared by
Ralph H. Yeilding
Bradley Arant Boult Cummings LLP
1819 Fifth Avenue North
Birmingham, AL 35203-2119

Shelby County, AL 03/20/2018
State of Alabama
Deed Tax: \$187.50

STATE OF ALABAMA

SHELBY COUNTY



20180320000090880 1/3 \$208.50
Shelby Cnty Judge of Probate, AL
03/20/2018 09:28:33 AM FILED/CERT

STATUTORY WARRANTY DEED
(1/6th undivided interest in 220 acre Tract)

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, the undersigned, Ralph H. Yeilding, as THE Trustee of the Manly Yeilding Lake Trust f/b/o Ralph H. Yeilding dated December 18, 1992, is the owner of a one-sixth (1/6th) undivided interest in and to the hereinafter described real property;

WHEREAS, Section 2.2 of the Trust permits the undersigned, in his capacity as the current lifetime beneficiary of the Trust, to appoint any of the principal of the Trust to any one or more persons, firms or corporations other than the beneficiary, the creditors of the beneficiary, the beneficiary's estate or the creditors of the beneficiary's estate;

WHEREAS, the undersigned in his capacity as the lifetime beneficiary of the Trust desires to appoint ownership of the hereinbelow described real property to Harriet H. Yeilding;

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, Ralph H. Yeilding, as the Trustee of the Manly Yeilding Lake Trust f/b/o Ralph H. Yeilding dated December 18, 1992 (the "Grantor"), by Harriet H. Yeilding, an unmarried woman (the "Grantee), the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee an undivided one-sixth (1/6th) interest in and to the following described real property situated in Shelby County, Alabama, to-wit (the "Property"):

N ½ of NW ¼ of Section 21, Township 18 South, Range 1 East; and

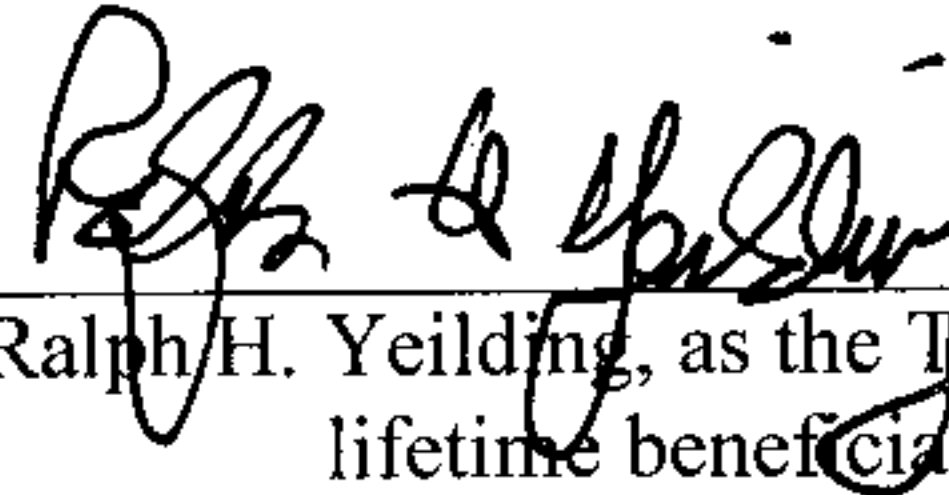
SW ¼ of Section 16, Township 18 South, Range 1 East, less and except the NW ¼ of SE ¼ of SW ¼ of said Section 16;

Subject to current taxes, covenants, easements and restrictions of record, and any mineral

rights not owned by the Grantor.

TO HAVE AND TO HOLD unto the Grantee, her successors, assigns, heirs and legal representatives, in fee simple forever.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument, in his capacity as such Trustee, on this 2nd day of March, 2018.



Ralph H. Yeilding, as the Trustee and current
lifetime beneficiary of the
Manly Yeilding Lake Trust f/b/o Ralph H.
Yeilding dated December 18, 1992

STATE OF ALABAMA

)

:

JEFFERSON COUNTY

)

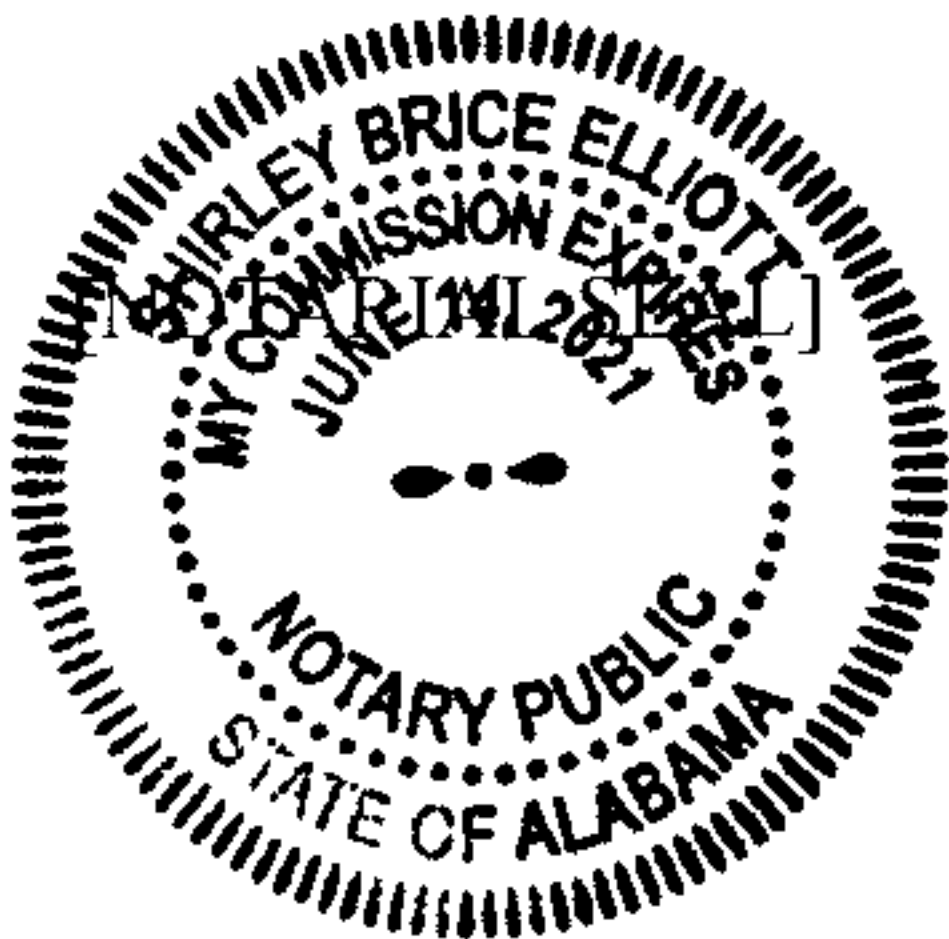
I, the undersigned, a notary public in and for said county in said state, hereby certify that Ralph H. Yeilding, whose name is signed to the foregoing instrument, in his capacity as the Trustee and current lifetime beneficiary of the Manly Yeilding Lake Trust f/b/o Ralph H. Yeilding dated December 18, 1992, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Trustee, executed the same voluntarily on this date.

Given under my hand and official seal this 2nd day of March, 2018.



Notary Public

My commission expires: June 14, 2021



20180320000090880 2/3 \$208.50
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Ralph H. Yeilding, Trustee,
Mailing Address Manly Yeilding Lake Trust f/b/o
Ralph H. Yeilding, dtd 12/18/92
51 Norman Drive
Birmingham, AL 35213

Grantee's Name Harriet H. Yeilding
Mailing Address C/O Ralph H. Yeilding
51 Norman Drive
Birmingham, AL 35213

Property Address
Parcel ID: 04 5 16 0 000 007.000 and
Parcel ID: 04 5 21 0 000 004.000

Date of Sale March 2, 2018

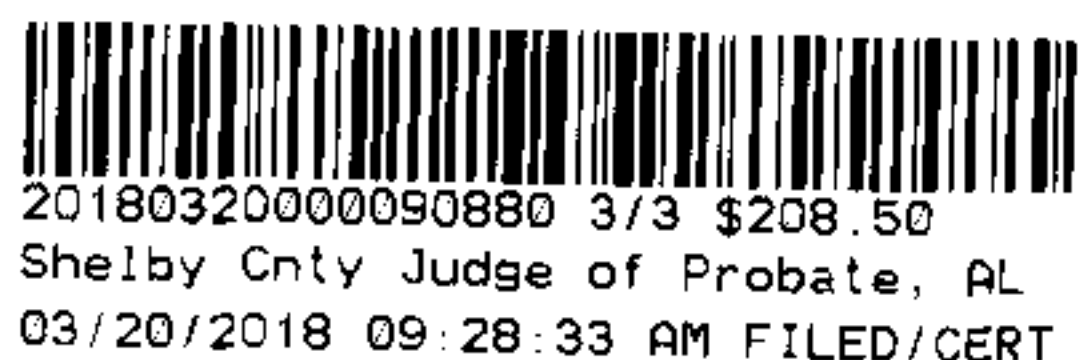
Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 187,038 (equals 1/6 of total value of \$1,122,230)



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

☐ Appraisal

☐ Sales Contract

☒ Other Tax Assessor's record

☐ Closing Statement

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 March 13, 2018

Print Shirley B. Elliott, Bradley Arant Boult Cummings LLP

☒ Unattested

Sign Shirley B. Elliott

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1