

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Charles Thaler Bailey
Hailey Nicole Belcher
1151 Thompson Rd
Alabaster, AL 35007

GENERAL WARRANTY DEED
With Right of Survivorship

STATE OF ALABAMA

}

COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **One Hundred Thirty-Two Thousand Dollars and NO/100 (\$132,000.00)** to the undersigned grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Craig Steven Yancy and Jonathan Chad Yancy, as Personal Representatives of the Estate of Patricia T. Yancy, Case No. PR-2019-000005**, (herein referred to as grantor), grant, sell, bargain and convey unto, **Charles Thaler Bailey and Hailey Nicole Belcher** (herein referred to as grantees whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **SHELBY** County, Alabama to wit:

Lot 5, Block 3, according to the survey of Southwind, First Sector, as recorded in Map Book 6, Page 72, in the Probate Office of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

Patricia T. Yancy was the surviving grantee of deed recorded 2/7/1980 in Book 324, Page 766. The other grantee, John S. Yancy, passed away on or about August 14, 2017.

\$ 127,574 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants 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 forever, together with every contingent remainder and right of reversion.

And I do for myself, and my heirs executors and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

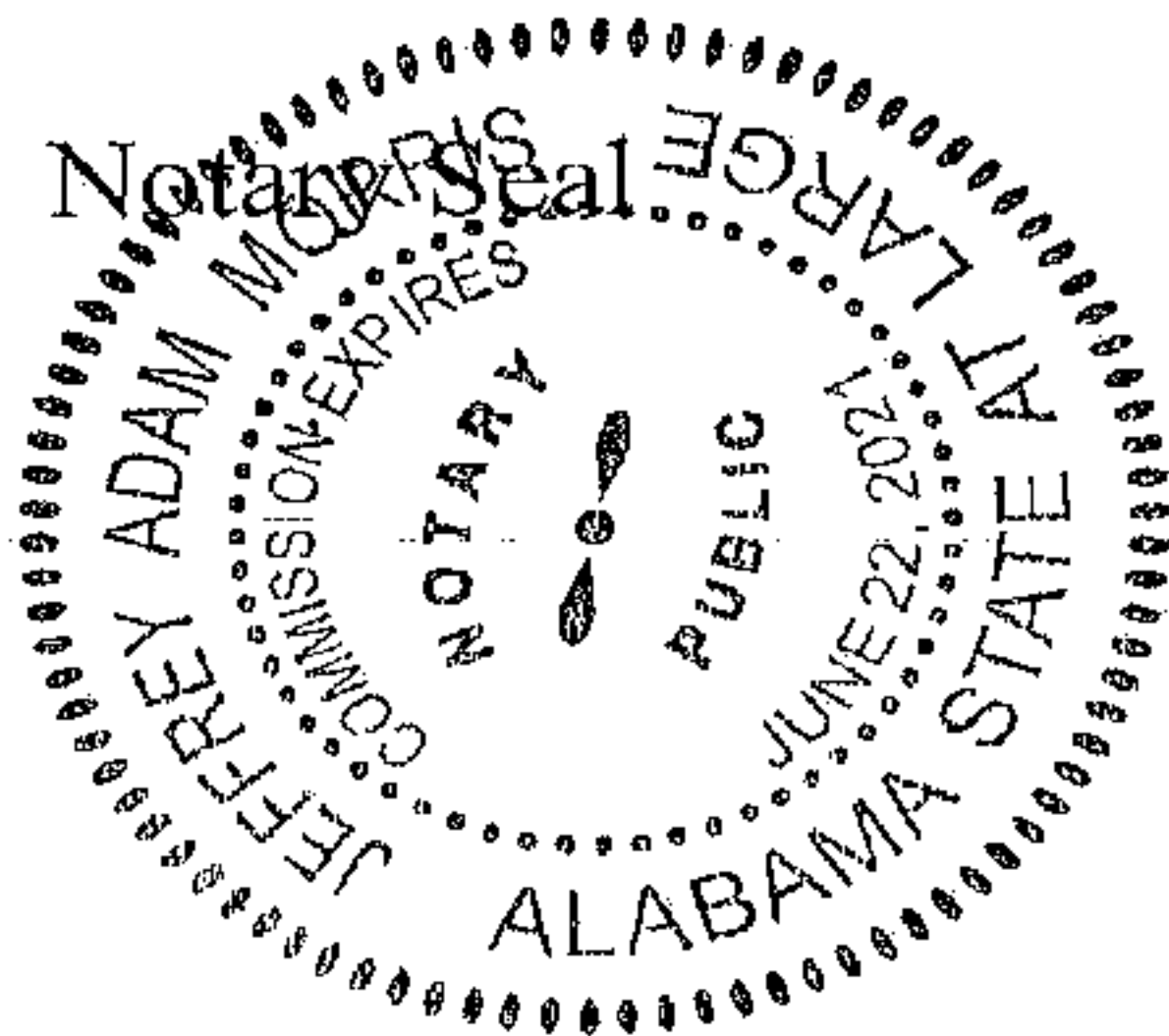
IN WITNESS WHEREOF, the undersigned grantor has hereunto set his/her hand and seal, this 24th day of January, 2019

Craig Steven Yancy
Craig Steven Yancy, as Personal Representative of the Estate
of Patricia T. Yancy, Case No. PR-2019-000005

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Craig Steven Yancy**, whose name as Personal Representative of the Estate of Patricia T. Yancy is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily in his capacity as Personal Representative on the day the same bears date.

Given under my hand and official seal this the 24th day of January, 2019



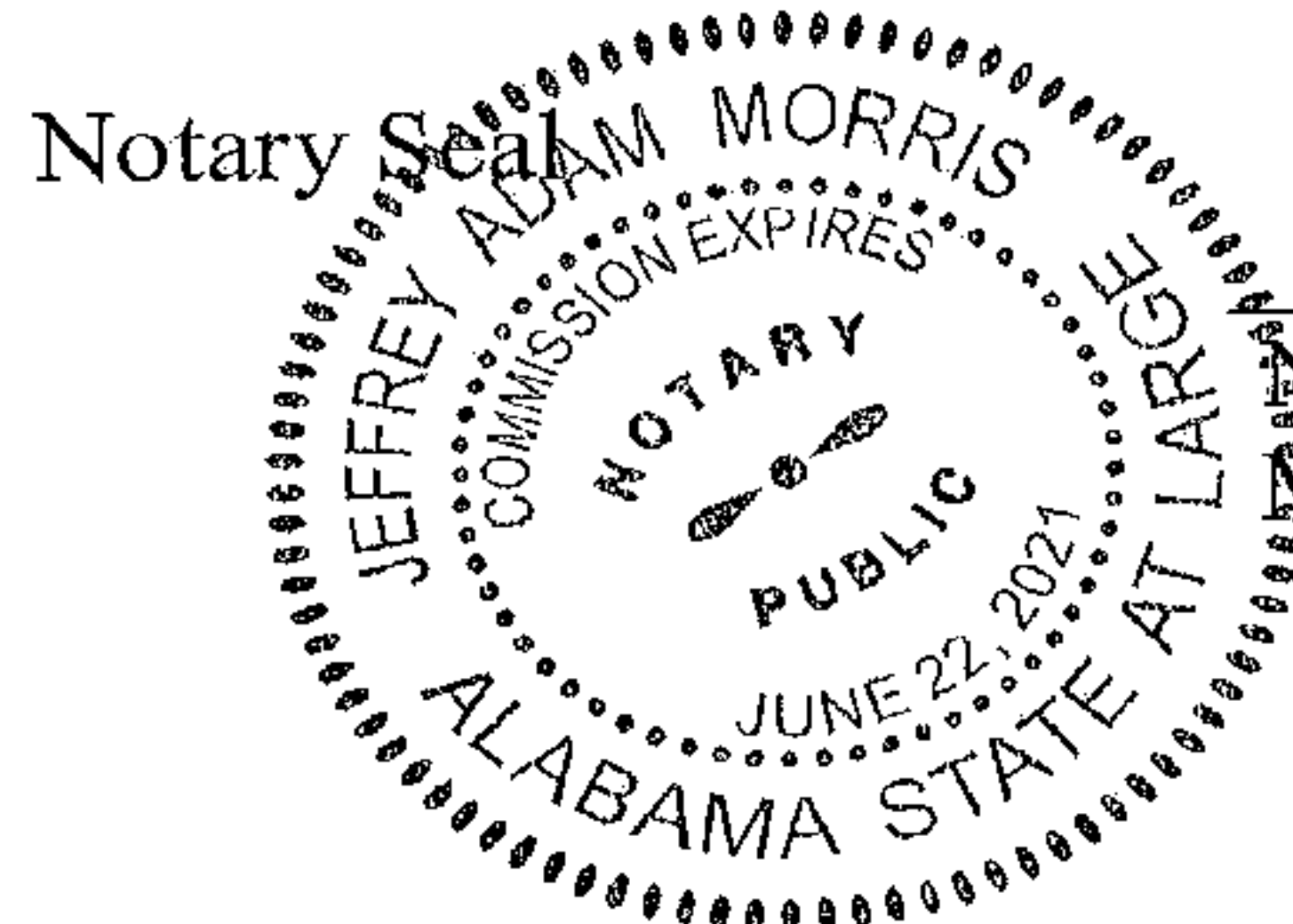
Notary Public
My commission expires:

Jonathan Chad Yancy
Jonathan Chad Yancy, as Personal Representative of the
Estate of Patricia T. Yancy, Case No. PR-2019-000005

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Jonathan Chad Yancy**, whose name as Personal Representative of the Estate of Patricia T. Yancy is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily in his capacity as Personal Representative on the day the same bears date.

Given under my hand and official seal this the 24th day of January, 2019



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 Estate of Patricia Yancy Grantee's Name Charles Bailey
 Mailing Address 584 Stage Coach Rd Mailing Address Hailey Belcher
Alabaster, AL 35007 1151 Thompson Rd.
Alabaster, AL 35007

Property Address 1151 Thompson Rd Date of Sale 1-24-19
Alabaster, AL Total Purchase Price \$ 132,000
35007 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 _____

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 1-24-19Print James Yonta

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/25/2019 01:17:57 PM
 \$25.50 CHERRY
 20190125000026990

Allen S. Bayl