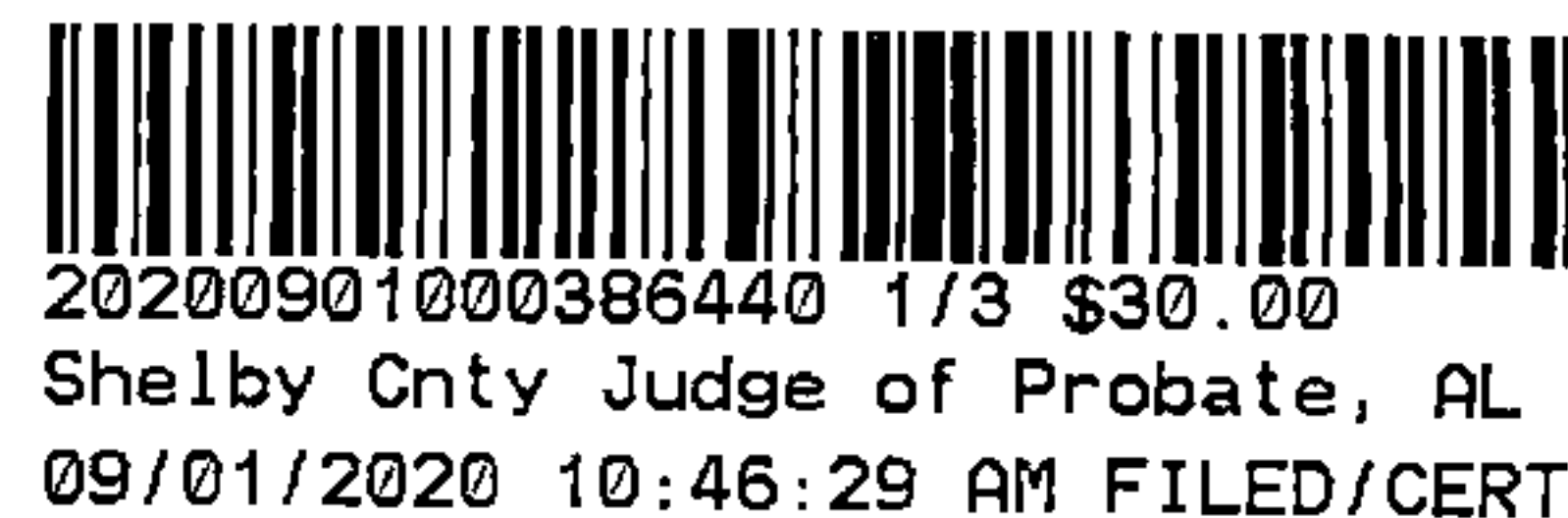


THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

Erin B. Wellborn
P.O. Box 232
Columbiana, AL 35051

EXECUTOR'S DEED



STATE OF ALABAMA
COUNTY OF SHELBY

}
} KNOW ALL MEN BY THESE PRESENTS,

That in fulfillment of the terms of the Last Will and Testament of **WILLIAM ABBOTT YON, Deceased**, Shelby County Probate Court No. PR - 2016-00374 I, **ANDREW COLIN YON**, as Executor of the Estate of **WILLIAM ABBOTT YON, Deceased** (herein referred to as Grantor) do hereby, **GRANT, BARGAIN, SELL AND CONVEY** unto **STEPHEN TERRELL YON**, an undivided one-half (1/2) or (50%) interest, unto **CATHERINE YON MCCLESKY**, undivided Thirty-Three and One Third Percent (33 1/3%), and unto **ANDREW COLIN YON**, an undivided SIXTEEN AND 2/3 PERCENT (16 2/3 %) interest and to the following described real estate in Shelby County, Alabama, to wit:

See Exhibit "A"

TO HAVE AND TO HOLD unto the said GRANTEES, as tenants in common, their heirs, successors and assigns forever;

And I warrant, in my official capacity as Executor of the Estate of **WILLIAM ABBOTT YON, Deceased**, its successors and assigns, and covenants with the Grantees that I have taken no action or caused any cloud to be placed upon the title to said property during the pendency of the administration of this estate, and that I have authority under the Last Will and Testament of the said decedent to make such conveyance.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19th day of June, 2020.

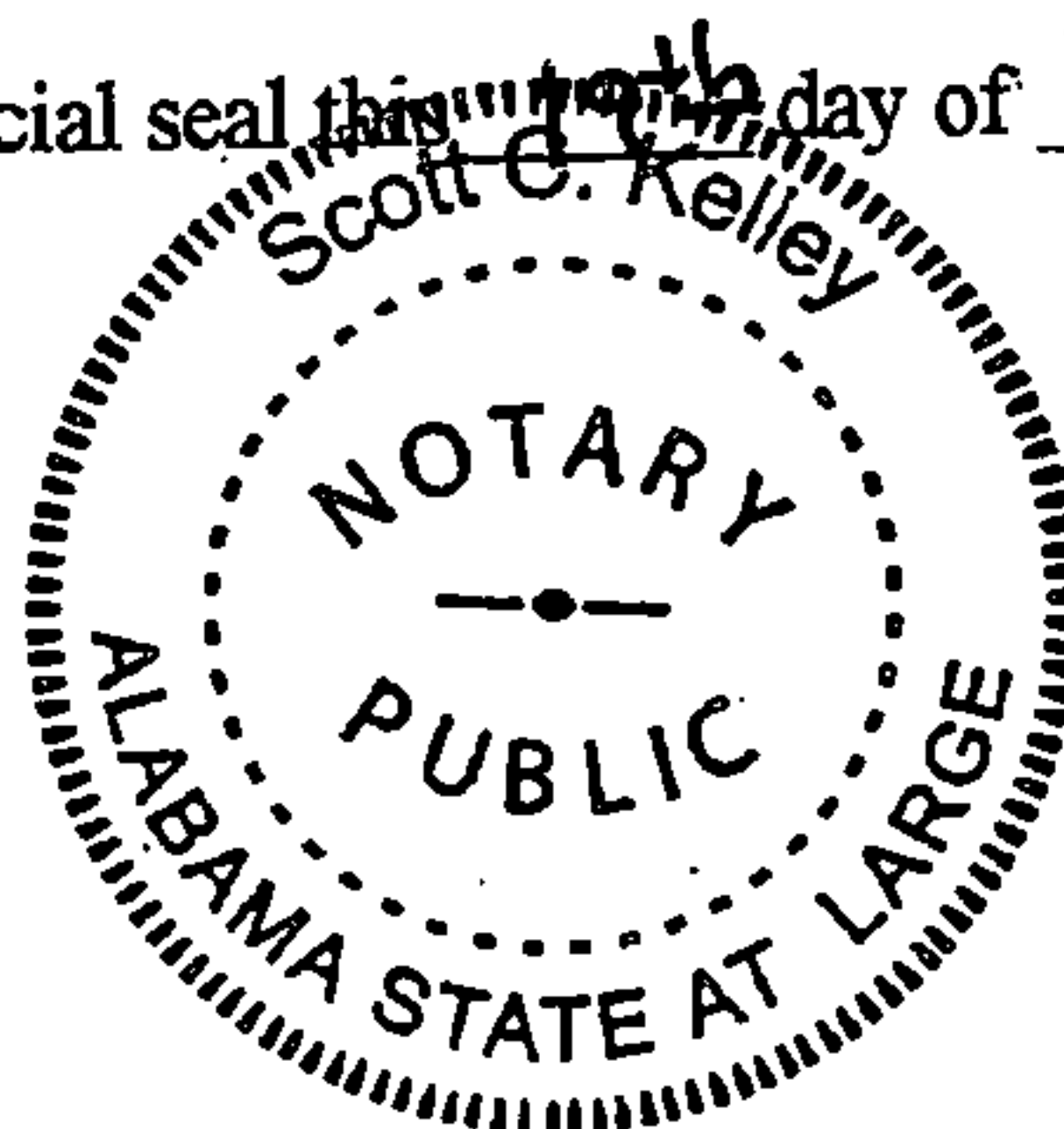
Ivey Smith Ivey Smith
WITNESS 16700 Hwy 280 Chilton, AL 36714

Andrew Colin Yon
ANDREW COLIN YON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, Scott C. Kelley a Notary Public in and for said County, in said State, hereby certify that **Andrew Colin Yon**, as Executor and Heir of the Estate of **William Abbott Yon**, Probate Case # PR _____ in the Probate Court of Shelby County, Alabama, 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 the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of June, 2020.




Scott C. Kelley
Notary Public
My Commission Expires: 12/19/2023

EXHIBIT A

A Parcel of land situated in the NW 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 1 West and the SW 1/4 of the SE 1/4 of Section 35, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

BEGIN at the NW Corner of the SW 1/4 of the SE 1/4 of above said Section 35, said point being the POINT OF BEGINNING; thence S89°51'25"E for a distance of 1390.98' to the NE Corner of the SW 1/4 of the SE 1/4 of above said Section 35; thence S01°20'08"W for a distance of 1215.24'; thence N89°56'29"W for a distance of 450.09'; thence S01°48'35"W for a distance of 364.99' to the Northerly R.O.W. line of Whisenhunt Road, Prescriptive R.O.W.; thence N73°10'42"W and along said R.O.W. line for a distance of 140.34' to a curve to the left, having a radius of 315.00', and subtended by a chord bearing N81°39'53"W, and a chord distance of 92.97'; thence along the arc of said curve for a distance of 93.31' to a non-tangent curve to the left, having a radius of 250.00, and subtended by a chord bearing N08°56'13"W, and a chord distance of 104.13'; thence along the arc of said curve and leaving said Whisenhunt Road for a distance of 104.90'; thence N18°34'37"W for a distance of 75.49' to a curve to the right, having a radius of 100.00', and subtended by a chord bearing N03°48'29"W, and a chord distance of 50.98'; thence along the arc of said curve for a distance of 51.55'; thence N10°57'39"E for a distance of 117.05' to a curve to the right, having a radius of 400.00', and subtended by a chord bearing N24°03'28"E, and a chord distance of 190.56'; thence along the arc of said curve for a distance of 192.41'; thence N29°56'08"W for a distance of 360.08'; thence N69°58'26"W for a distance of 380.91'; thence N89°56'18"W for a distance of 199.51'; thence N00°36'19"E for a distance of 571.76' to the POINT OF BEGINNING.

Said Parcel containing 31.56 acres, more or less.


20200901000386440 2/3 \$30.00
Shelby Cnty Judge of Probate, AL
09/01/2020 10:46:29 AM 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 William Abbott Yon Estate
Mailing Address 250 Oak Branch Lane
Chelsea, AL 35043

Grantee's Name ① Andrew Colin Yon
Mailing Address 1532 Camp Street
New Orleans, LA 70130

Property Address 250 Oak Branch Lane
Chelsea, AL 35043

③ Stephen Terrell Yon ② Catherine Yon McCleskey
450 North Limestone 406 South Street East
Lexington, KY 40508 Talladega, AL 35160
Date of Sale 6/19/2020

Total Purchase Price \$ _____

or

Actual Value \$ _____


or

Assessor's Market Value \$ 465,000

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


20200901000386440 3/3 \$30.00
Shelby Cnty Judge of Probate, AL
09/01/2020 10:46:29 AM 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 9/1/2020

Print Andrew C. Yon

Unattested

Sign

Andrew C. Yon

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1