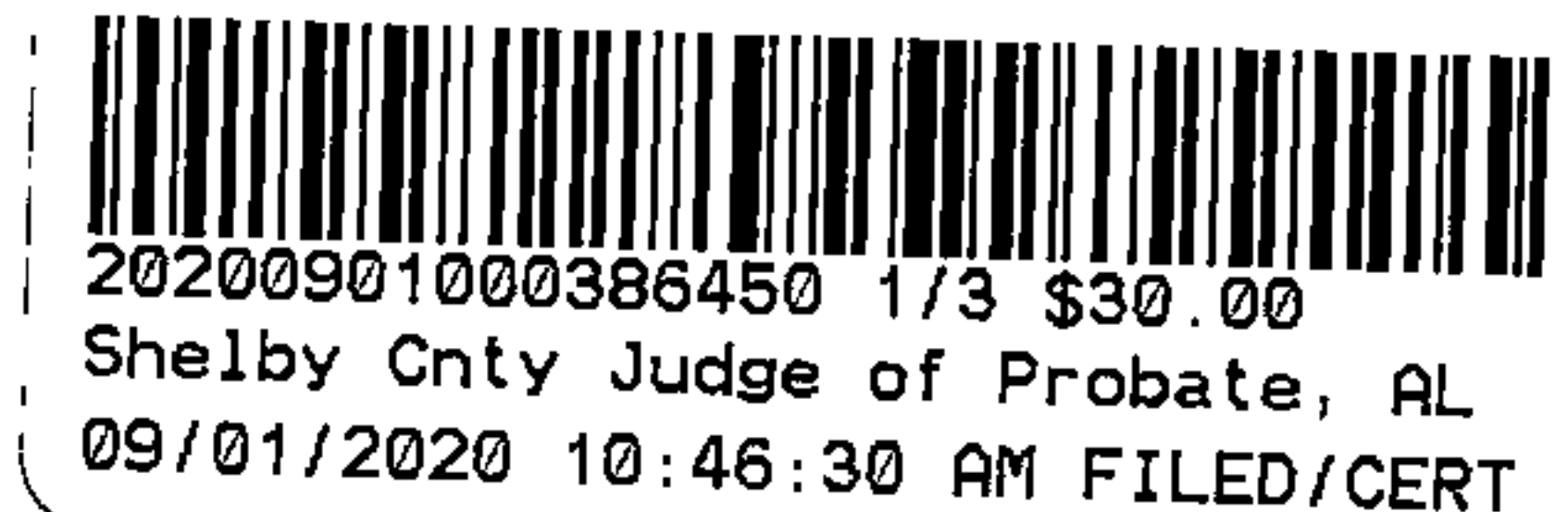


THIS INSTRUMENT PREPARED BY:

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

SEND TAX NOTICE TO:

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 MCCLESKEY**, 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.

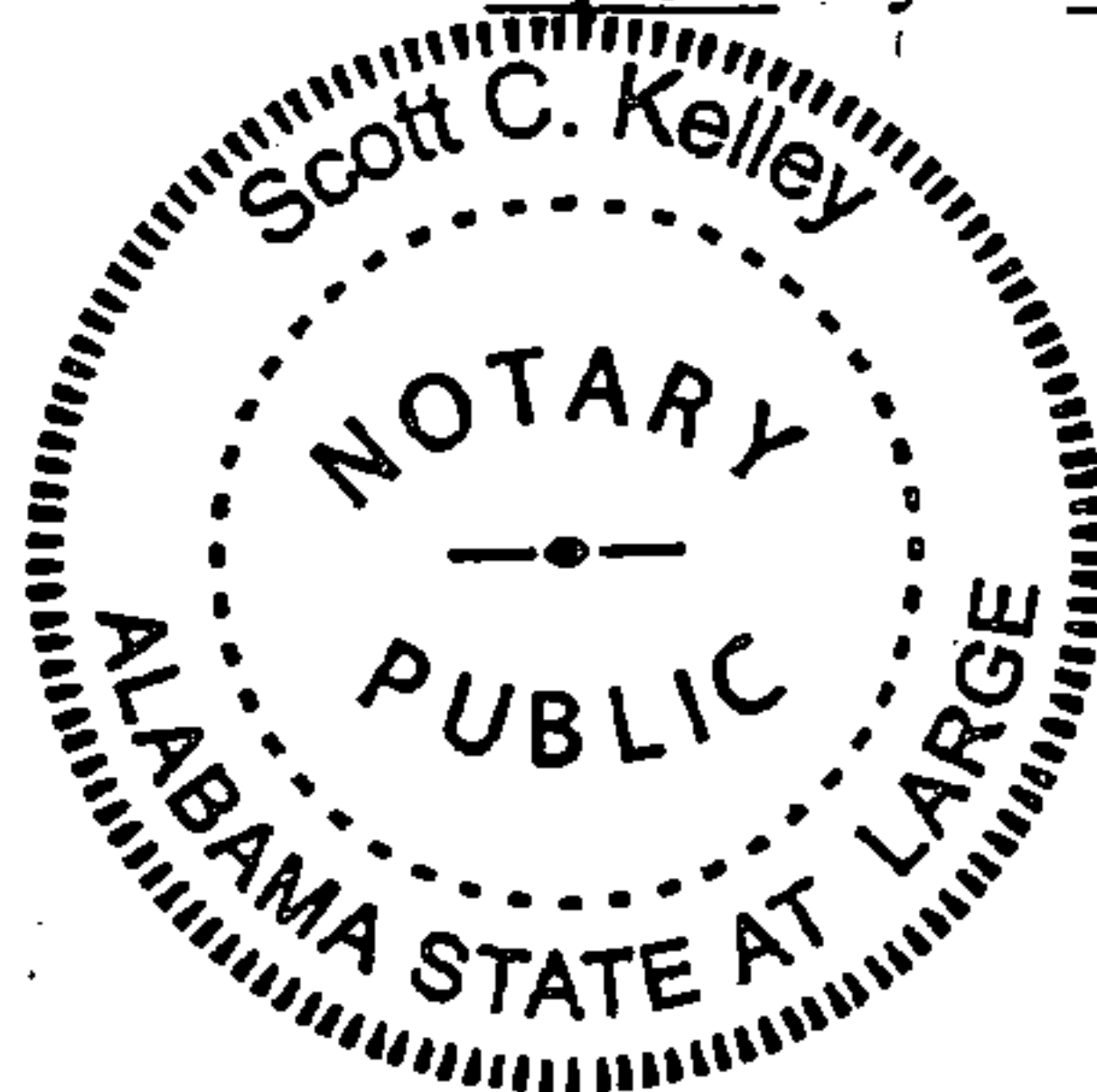
Wendy Smith
WITNESS

10700 Hwy 290 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 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:

Commence at the NE Corner of the NW 1/4 of the NE 1/4 of above said Section 2; thence S00°26'25"W for a distance of 245.44'; thence S88°50'32"W for a distance of 458.98'; thence N86°00'52"W for a distance of 133.96' to the POINT OF BEGINNING; thence S02°16'02"W for a distance of 643.81' to the approximate centerline of Yellow Leaf Creek, all further calls will be along said approximate centerline until otherwise noted; thence N62°41'26"W for a distance of 13.62'; thence N82°32'53"W for a distance of 33.77'; thence S79°03'45"W for a distance of 53.29'; thence S84°39'15"W for a distance of 59.08'; thence N84°15'28"W for a distance of 38.98'; thence N55°24'25"W for a distance of 30.61'; thence N47°35'09"W for a distance of 31.59'; thence N39°23'00"W for a distance of 44.15'; thence N66°23'31"E for a distance of 58.28'; thence N27°07'16"E for a distance of 15.79'; thence N05°36'23"E for a distance of 82.05'; thence N16°29'52"W for a distance of 107.97'; thence N36°32'40"W for a distance of 122.57'; thence N42°24'35"W for a distance of 41.54'; thence N55°27'50"W for a distance of 54.22'; thence N64°24'28"W for a distance of 107.32'; thence N53°18'19"W for a distance of 57.39' to the Southerly R.O.W. line of Whisenhunt Road, Prescriptive R.O.W. and a non-tangent curve to the right, having a radius of 520.00, and subtended by a chord bearing N67°47'57"E, and a chord distance of 234.52'; thence along the arc of said curve and said R.O.W. line for a distance of 236.55'; thence N80°49'52"E and along said R.O.W. line for a distance of 196.15' to a curve to the right, having a radius of 285.00', and subtended by a chord bearing S86°10'25"E, and a chord distance of 128.18'; thence along the arc of said curve and said R.O.W. line for a distance of 129.28'; thence S73°10'45"E and along said R.O.W. line for a distance of 9.79' to the POINT OF BEGINNING.

Said Parcel containing 4.67 acres, more or less.

SUBJECT TO a 10' Wide Ingress/Egress, Utility & Drainage Easement, as recorded in Parcel A and B of James S. Clemmer Jr. and Patricia Scotch Clemmer and Wayne Scotch Jr. Property, as recorded in Map Book 38, Page 97, in the Office of the Judge of Probate of Shelby County, Alabama


20200901000386450 2/3 \$30.00
Shelby Cnty Judge of Probate, AL
09/01/2020 10:46:30 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 Andrew Colin Yon
Mailing Address 1532 Camp Street

③ Stephen Terrell Yon New Orleans, LA 70130
450 North Limestone
Lexington, Ky 40508 ② Catherine Yon McCleskey
406 South Street East
Talladega, AL 35160

Property Address 250 Oak Branch Lane
Chelsea, AL 35043

Date of Sale 6/19/2020

Total Purchase Price \$ 72,000

or

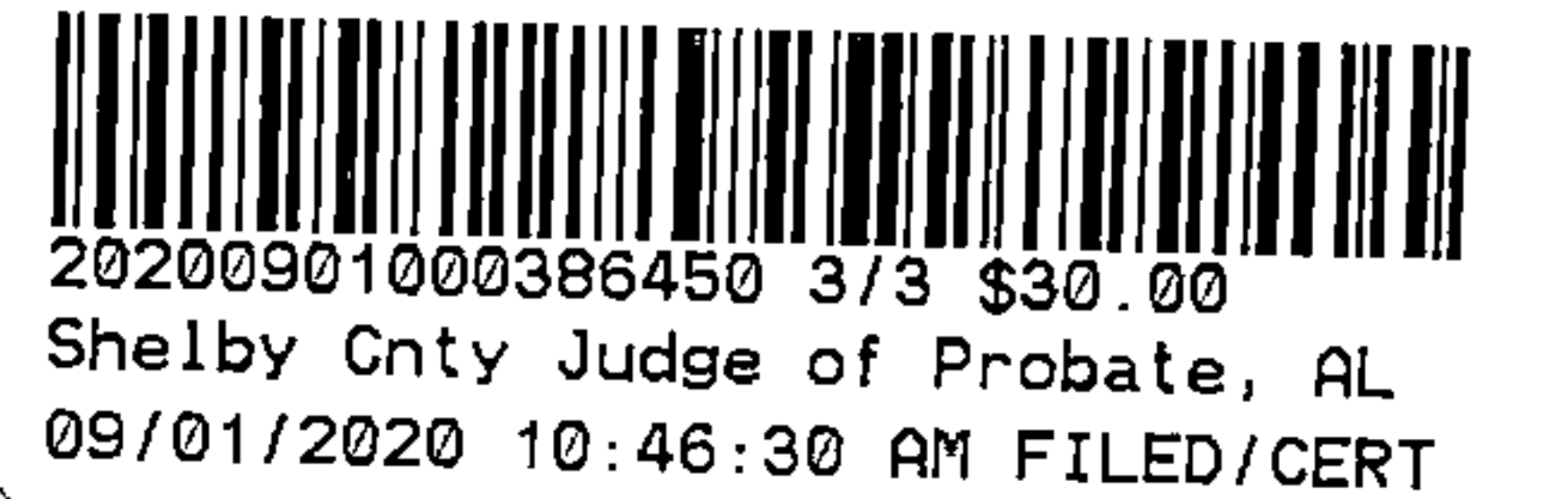
Actual Value \$

or

Assessor's Market Value \$ 72,000

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 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