

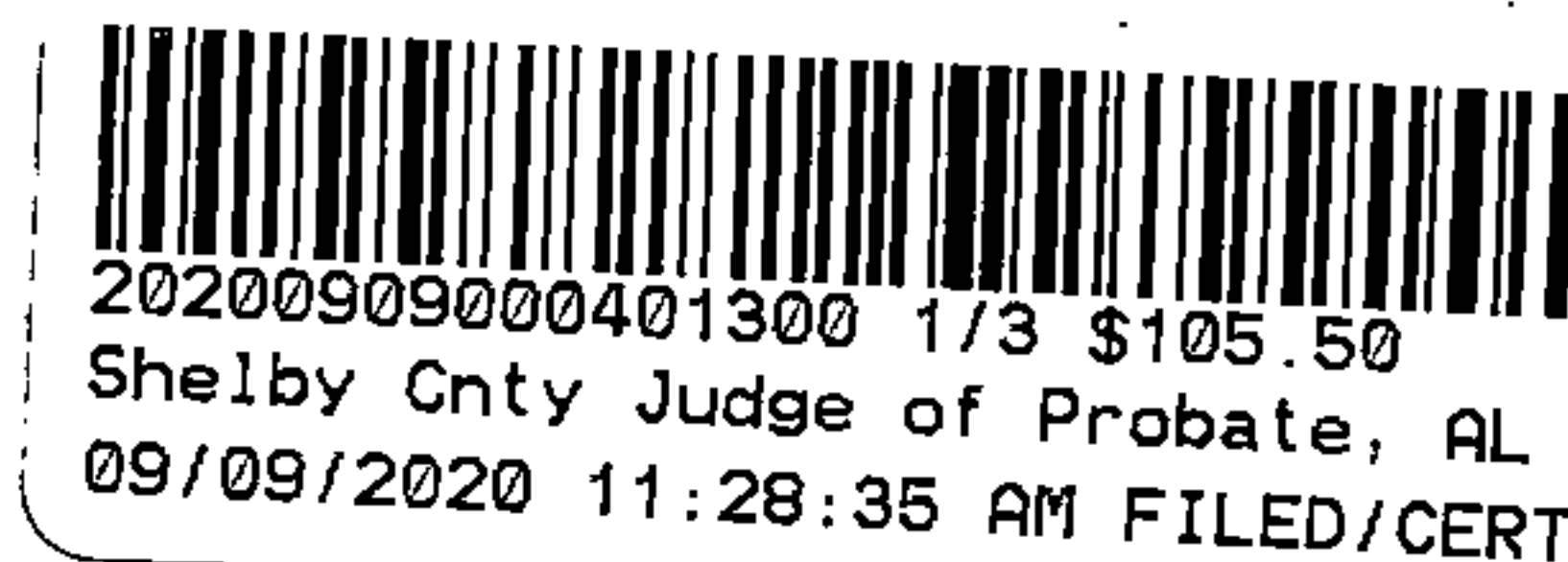
PREPARED BY:
RICHARD W. BELL, P.C.
Richard W. Bell
4956 Valleydale Rd., Ste. 103
Birmingham, AL 35242

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

SEND TAX NOTICE TO:

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **SEVENTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100TH DOLLARS (\$77,500.00)**, the receipt and sufficiency of which are hereby acknowledged, that **STEPHEN TERRELL YON**, a married man, (herein referred to as Grantor), does hereby GRANT, BARGAIN, SELL and CONVEY a SIXTEEN AND 2/3 PERCENT (16 2/3%) interest that he may own unto **ANDREW COLIN YON** (herein referred to as Grantee), the following-described real estate, to be held as tenants in common, between **STEPHEN TERRELL YON, ANDREW COLIN YON, and CATHERINE YON MCCLESKEY**, each owning an undivided, equal interest in said real estate situated in **SHELBY COUNTY, Alabama**, to-wit:

SEE "EXHIBIT A" ATTACHED HERETO

THIS DEED HAS BEEN PREPARED FROM INFORMATION
PROVIDED BY THE PARTIES.
NO TITLE DOCUMENTS WERE EXAMINED.

TO HAVE AND TO HOLD, unto the said Grantees as tenants in common, in fee simple forever.

And I do, for me and for my heirs, executors and administrators, covenant with the Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated; that I have a 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 Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 8th day of Sept. April, 2020.

STEPHEN TERRELL YON

ANDREW COLIN YON

CATHERINE YON MCCLESKEY

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **STEPHEN TERRELL YON**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of Sept. April, 2020.

IVEY SMITH, Notary Public
My Commission Expires: 2/19/2023

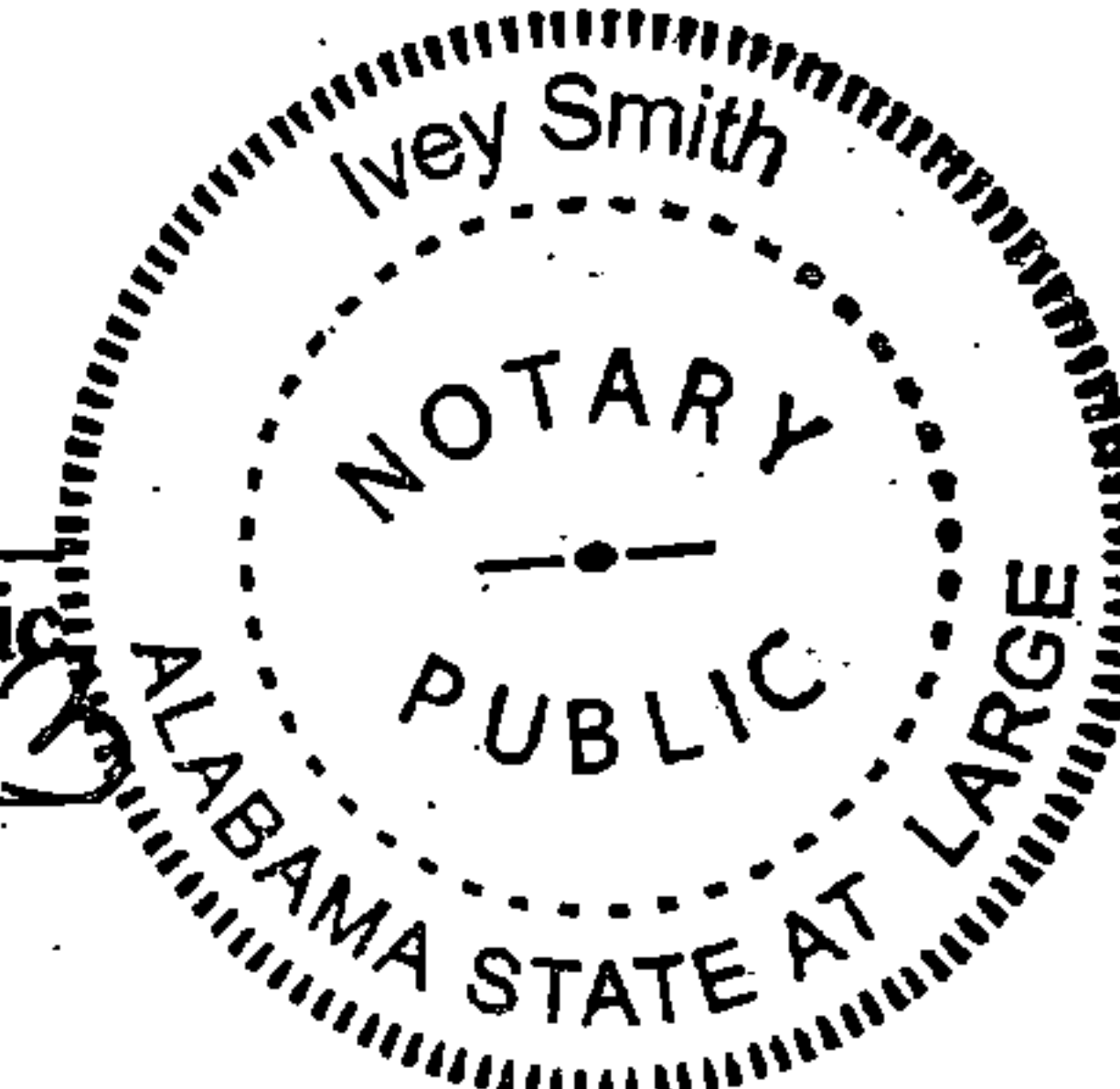



EXHIBIT A

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.


20200909000401300 2/3 \$105.50
Shelby Cnty Judge of Probate, AL
09/09/2020 11:28:35 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 Stephen Terrell Yon
Mailing Address 450 North Limestone
Lexington, KY 40508

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

Property Address 250 Oak Branch Lane
Chelsea, AL 35043

Date of Sale 9/8/2020
Total Purchase Price \$ 77,500

Shelby County, AL 09/09/2020
State of Alabama
Deed Tax: \$77.50


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


20200909000401300 3/3 \$105.50
Shelby Cnty Judge of Probate, AL
09/09/2020 11:28:35 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 9/9/2020

Print Andrew Colin Yon

Unattested

(verified by)

Sign Andrew Colin Yon
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1