

This Instrument Prepared By:
William R. Yancey
316 Normandy Ln
Chelsea, Alabama 35043

Send Tax Notice To:
DIAN LAWLER JOHANSON
1180 LEA DR
ROSWELL, GA 30076

QUIT CLAIM DEED

THE STATE OF ALABAMA
COUNTY OF SHELBY



20220228000083330 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
02/28/2022 10:31:43 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollars, (\$1.00), and other good and valuable consideration to **Glen Derek Yancey (also known as Glen Derick Yancey)**, the grantor, the receipts and sufficiency of which is hereby acknowledged to have been paid to said grantor by **Yancey & Sons, LLC**, the grantee, its successors and assigns, subject to the provisions hereinafter contained, all of that certain real property located in the County of Shelby, State of Alabama, which is described as follows:

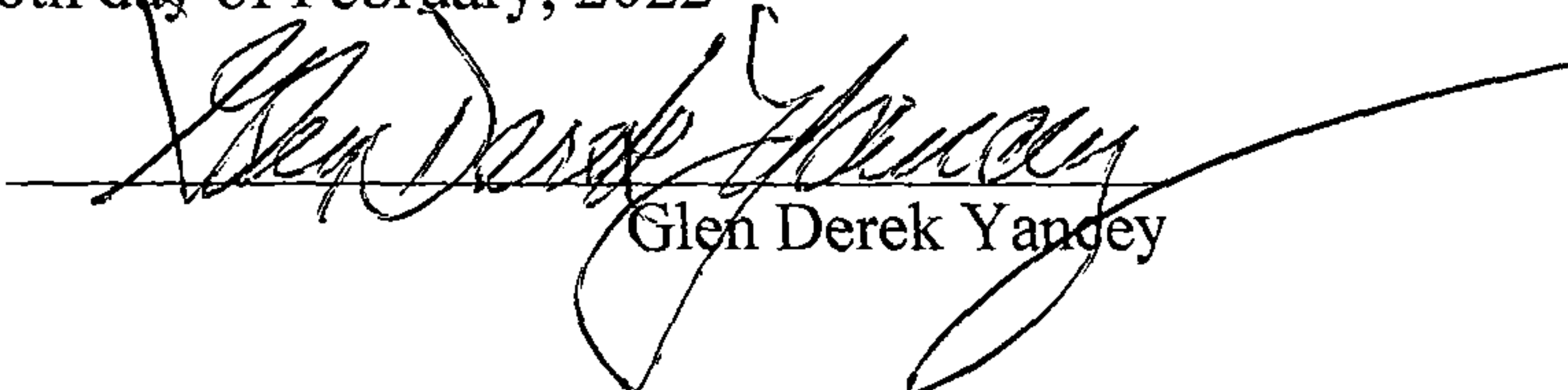
An undivided one twelfth (1/12) interest in and to the following:

The West 1/2 of fractional SE 1/4 of Section 3, Township 24 North, Range 12 East (DB 271, P 535, RB 116, PG 376), recorded in the Probate Court of Shelby County, Alabama (Parcel No. 36 2 03 4 001 002.002), including the building located thereon formerly occupied by South Central Bell, less and except any parcels heretofore conveyed.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute any instrument necessary of the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

This instrument is prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

WITNESS the hands and seal of said Grantor this 28th day of February, 2022


Glen Derek Yancey



20220228000083330 2/3 \$29.00
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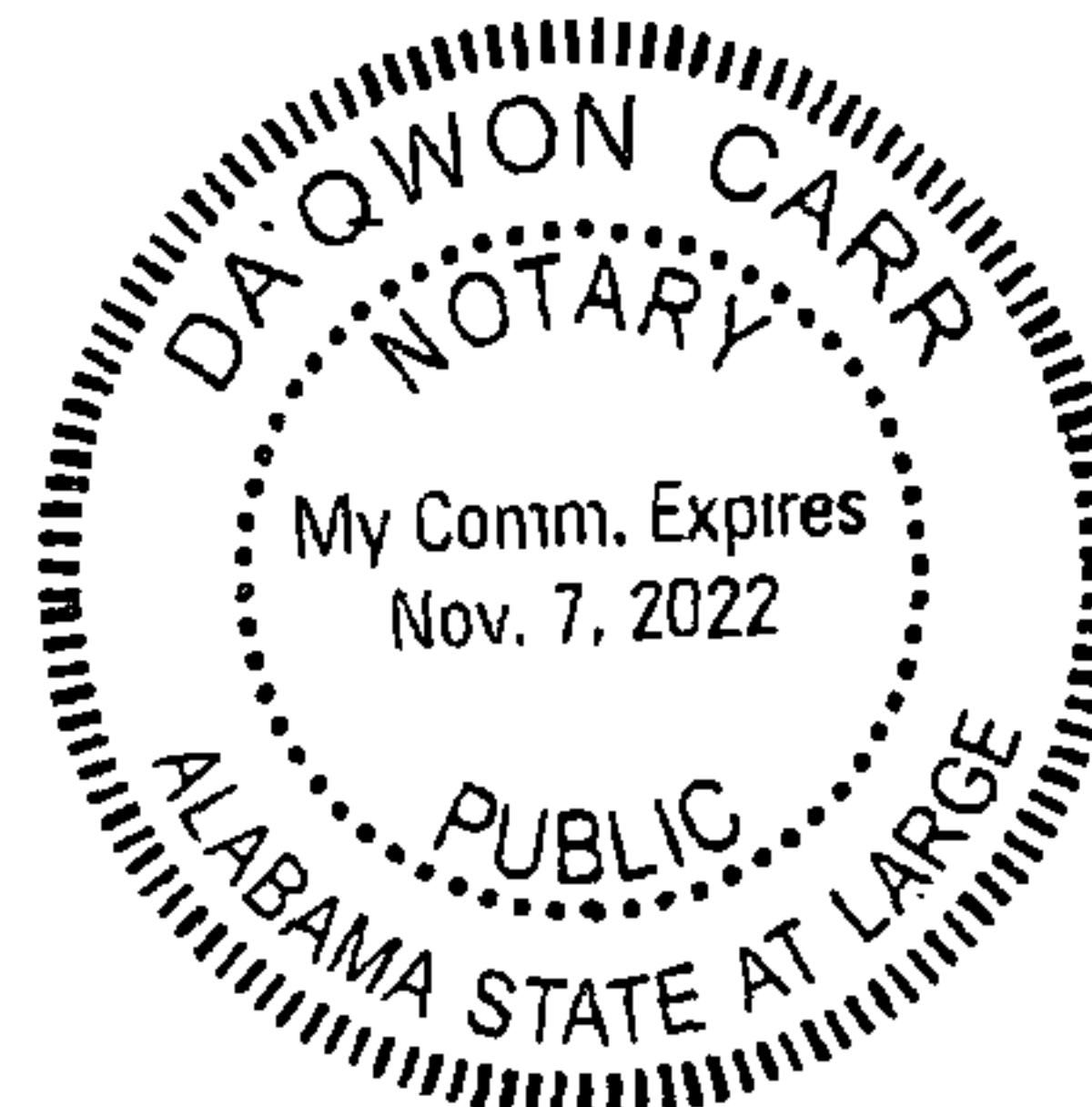
STATE OF ALABAMA)
SHELBY COUNTY)

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

Subscribed and sworn to before me this the 28 day of February, 2022.

Notary Public

My commission expires: Nov 7, 2022



Real Estate Sales Validation Form

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

Grantor's Name GLEN DEREK YANCEY
Mailing Address 111 SQUIRE DR
HELENA, AL 35080

Grantee's Name YANCEY & SONS, LLC
Mailing Address 316 NORMANDY LN
CHELSEA, AL 35043

Property Address 270 GARDNER ST
Montevallo, AL

Date of Sale 12/28/2022
Total Purchase Price \$ 1.00



20220228000083330 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
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or
Actual Value \$ 8,333

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 TO CLEAR TITLE
☒ Other Quit Claim Deed Correction

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 _____

Print Glen Derek Yancey

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1