

This instrument was provided by:  
Mike Atchison  
Attorney at Law, Inc.  
P. O. Box 822  
Columbiana, Alabama 35051

After recording, return to:  
Lauren Teale Yeilding  
2126 Baneberry Dr.  
Hoover AL 35244

STATE OF ALABAMA,  
COUNTY OF SHELBY

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, That for and in pursuant to Divorce Case No. DR-20-900769, and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **James Chad Yeilding, a single man**, hereby remises, releases, quit claims, grants, sells, and conveys to **Lauren Teale Yeilding** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 3210, according to the Survey of Riverchase County Club 32<sup>nd</sup> Addition, as recorded in Map Book 14, Page 53A & B, in the Probate Office of Shelby County, Alabama.

*This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.*

**TO HAVE AND TO HOLD** to said **GRANTEE** forever.

Given under my hand and seal, this 21<sup>ST</sup> day of MARCH, 2022.

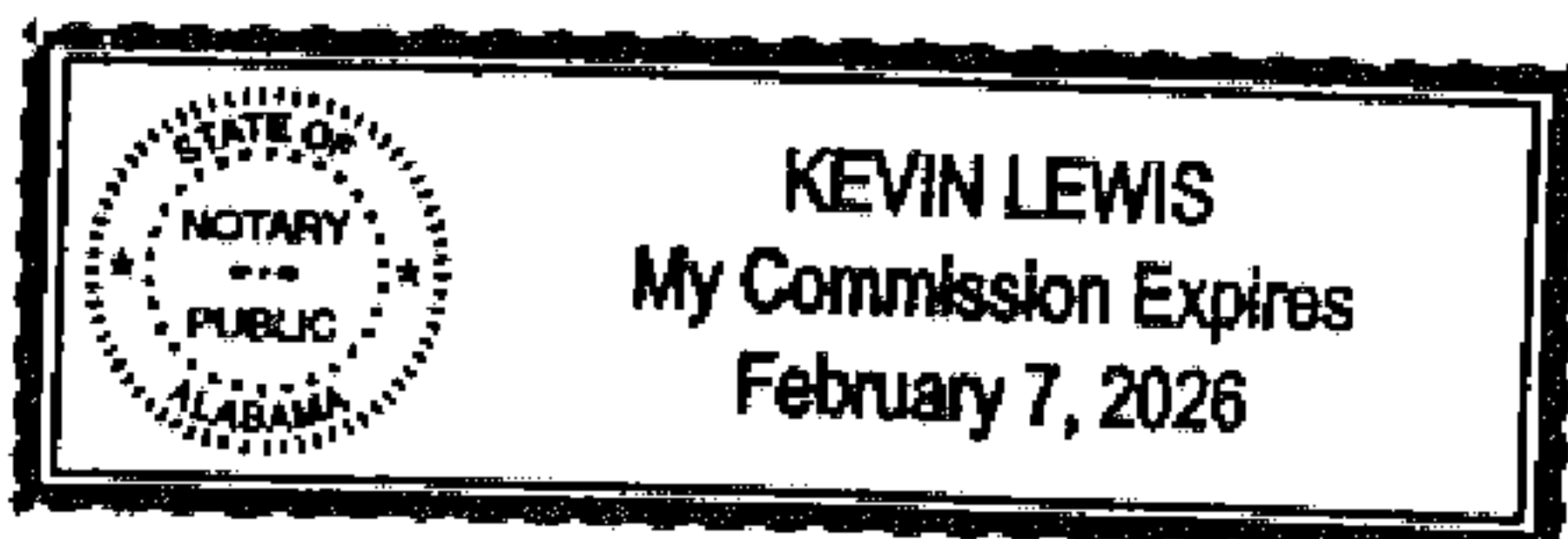
  
James Chad Yeilding

STATE OF AL  
COUNTY OF Shelby

I, Kevin Lewis, a Notary Public in and for said County, in said State, hereby certify that **James Chad Yeilding**, whose name(s) is/are 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21<sup>st</sup> day of March, 2022.

  
Notary Public  
My Commission Expires: 2/7/2026



Real Estate Sales Validation Form

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

Grantor's Name James Chad Yeilding  
Mailing Address 6105 Stagecoach Tr.  
Leeds AL 35094

Grantee's Name Lauren Teale Yeilding  
Mailing Address 2126 Baneberry DR  
Hoover AL 35244

Property Address 2126 Baneberry DR  
Hoover AL 35244

Date of Sale 3/21/2022  
Total Purchase Price \$ 255,000.00  
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 Pursuant to Divorce  
DR-20-900769

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 Lauren Teale Yeilding

Unattested \_\_\_\_\_

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/22/2022 11:28:10 AM  
\$280.00 JOANN  
20220322000116870

Alison Bayl