

This Instrument Prepared By:
Ronald D. Yancey
162 L & M Trce
Shelby, AL 35143



20231108000328540 1/4 \$31.50
Shelby Cnty Judge of Probate, AL
11/08/2023 11:24:31 AM FILED/CERT

Send Tax Notice To:
Ronald D. Yancey
162 L & M Trce
Shelby, AL 35143

QUIT CLAIM DEED

STATE OF ALABAMA
SHELBY COUNTY

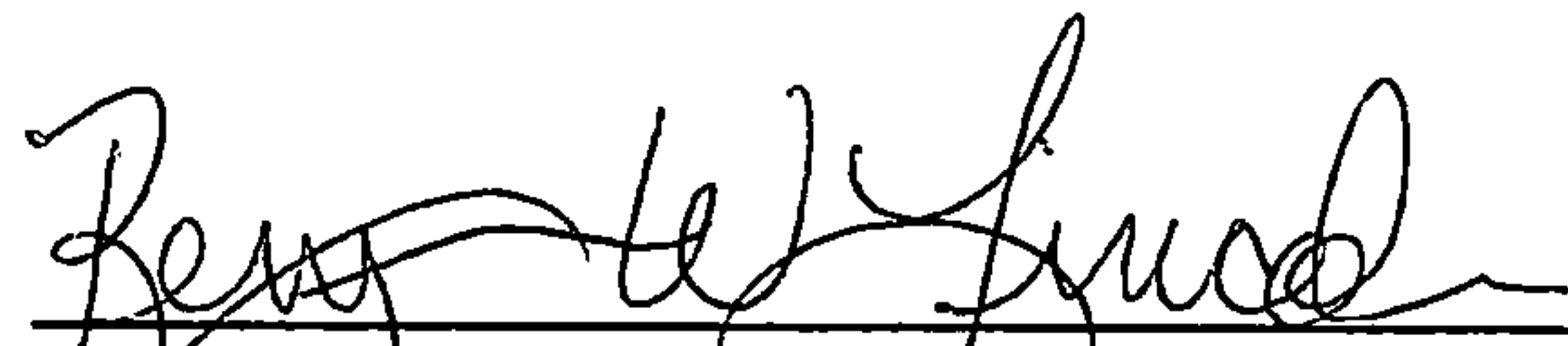
KNOW BY ALL MEN THESE PRESENTS, That in consideration of TEN AND NO/100 DOLLARS, (\$10.00), and other good and valuable consideration to the undersigned Grantors (see attachment "A"), paid by the Grantee herein, the receipt is here by acknowledged, BENJAMIN W. LINCOLN and R. BRUCE LINCOLN (herein referred to as Grantors), do release, remise, and quitclaim unto RONALD DALE YANCEY, (herein referred to as Grantee), the following described real estate situated in Shelby, County, Alabama, to-wit:

a 10 foot strip being more fully described as follows: Commence at the SE corner of Section 2 and go North 07 degrees 44 minutes 38 seconds East along the East boundary of said Section 2 for 689.64 feet; thence North 45 degrees 15 minutes 31 seconds West for 422.47 feet; thence North 50 degrees 27 minutes 17 seconds East for 144.90 feet; thence North 36 degrees 05 minutes 30 seconds East for 155.35 feet to the Point of Beginning of said strip; thence a line ten (10) feet South of and parallel to a line described as follows: go North 75 degrees 11 minutes 32 seconds

- (1) Subject to property taxes for the current and subsequent years,
- (2) Subject to easements, restrictions, covenants and conditions, if any.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

IN WITNESS WHEREOF, I Benjamin W. Lincoln, have hereunto set my hand and seal on this 11/6 day of October, 2023


BENJAMIN W. LINCOLN

Shelby County, AL 11/08/2023
State of Alabama
Deed Tax: \$.50

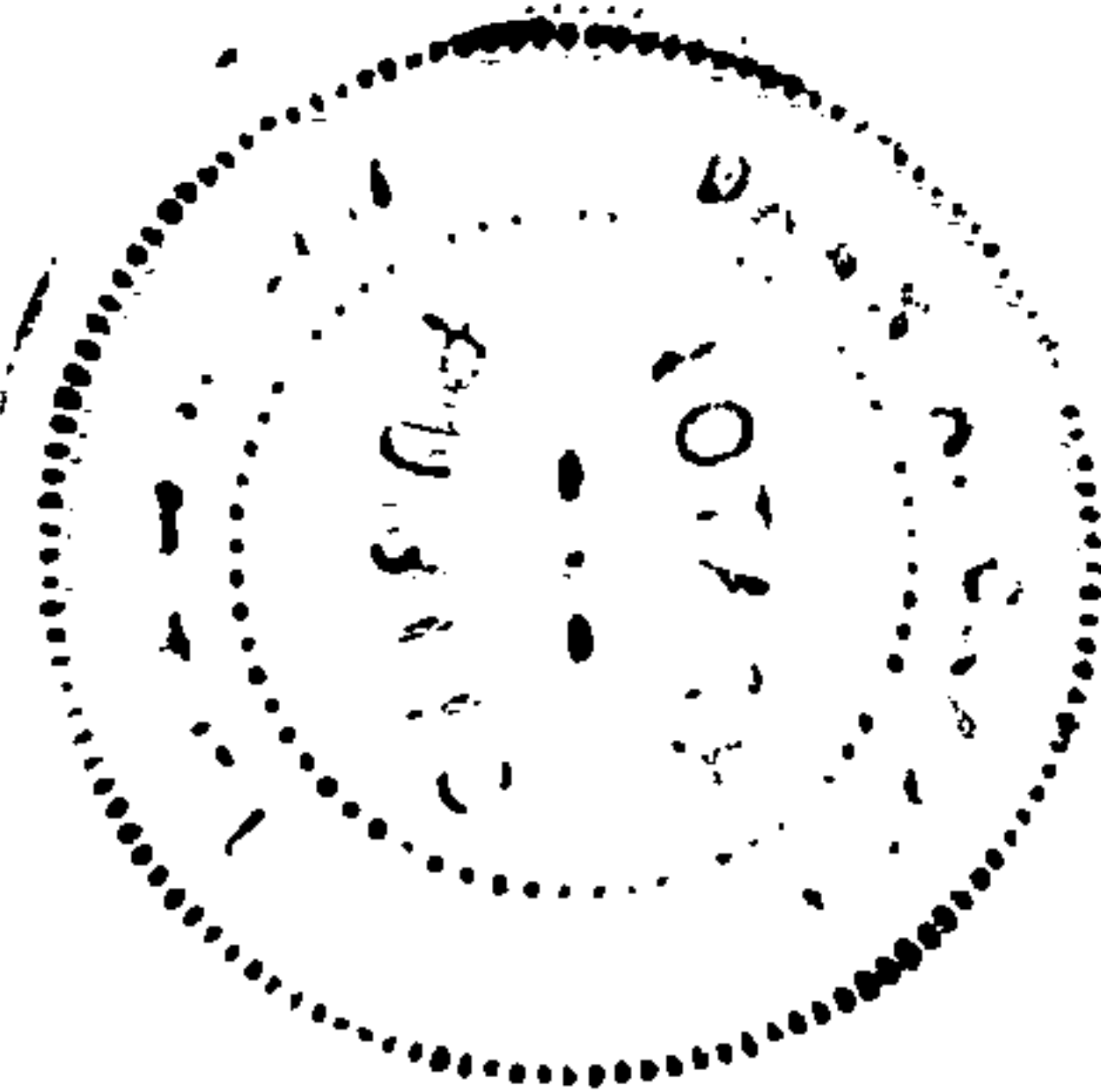
STATE OF ALABAMA)
COUNTY OF SHELBY)



20231108000328540 2/4 \$31.50
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I, the undersigned authority, a Notary Republic in and for the County and said State, here buy certify that **BENJAMIN W. LINCOLN** who's name is signed to for the forgoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he, with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on the 6th day of ^{November}~~October~~, 2023



Shawna Atkinson Carden
NOTARY PUBLIC

IN WITNESS WHEREOF, I **R. BRUCE LINCOLN**, have hearunto set my hand and seal on this 11/6 day of October, 2023

R. Bruce Lincoln
R. BRUCE LINCOLN

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Republic in and for the County and said State, here buy certify that **R. BRUCE LINCOLN** who's name is signed to for the forgoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he, with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on the 6th day of ^{November}~~October~~, 2023



Shawna Atkinson Carden
NOTARY PUBLIC

EXHIBIT "A"
other good and valuable consideration



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That BENJAMIN W. LINCOLN or R. BRUCE LINCOLN shall be able to dock one watercraft to the left side of the doc located @ 162 L & M Trace, Shelby, AL, 35143 for the remainder of their natural lives or total disability with no suvivability or suvivorship The Craft must be removed when not in use and all care must be taken for the dock to be maintained in good repair.

Real Estate Sales Validation Form

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

Grantor's Name Benjamin R. Bruce Lincoln
Mailing Address 183 Land M Tree
Shelby AL 35143

Grantee's Name Ronald D. Yancey
Mailing Address 462 Land M Tree
Shelby, AL 35143

Property Address NA

Date of Sale 11-6-23
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 448.00/100

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

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

Unattested

(verified by)

Print Ronald D. Yancey
Sign Ronald D. Yancey
(Grantor/Grantee/Owner/Agent) circle one

