

THIS INSTRUMENT PREPARED BY:
Daniel H. Chambers
2081 Columbiana Road
Birmingham, AL 35216
(205) 913-4057

SEND TAX NOTICES TO:
Kelly Grey Yongue
297 Paradise Way
Wilsonville, AL 35186

20240705000203550 1/2 \$113.00
Shelby Cnty Judge of Probate, AL
07/05/2024 01:42:09 PM FILED/CERT

QUIT CLAIM DEED

TITLE NOT CHECKED BY PREPARER

STATE OF ALABAMA)
Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to **Ruth Ann Yongue**, a single woman, in hand paid by **Kelly Grey Yongue**, a single man, the receipt whereof is hereby acknowledged, the said **Ruth Ann Yongue**, does remise, release, quit claim and convey to the said **Kelly Grey Yongue**, all right, title, interest and claim in or to the following described real estate situated in **Shelby County, Alabama**, to wit:

A parcel of land situated in the South 1/2 of the SW 1/4 of Section 7, Township 21 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows: Begin at the Northeast corner of the South 1/2 of the SW 1/4 of Section 7, Township 21 South, Range 2 East; thence run West along the North line thereof 386.42 feet to the point of beginning; thence continue along the last described course 285.00 feet; thence 90 deg. left run Southerly 610.38 feet to the Northerly line of a 50 foot easement; thence 90 deg. 02 min. 42 sec. left run Easterly 285.00 feet; thence 89 deg. 57 min. 18 sec. left run Northerly 610.16 feet to the point of beginning.
Also, a 50 foot easement for ingress and egress, the centerline of which is more particularly described as follows: Commence at the Northeast corner of the South 1/2 of the SW 1/4 of Section 7, Township 21 South, Range 2 East; thence run South along the East line thereof 678.70 feet; thence 94 deg. 15 min. 24 sec. right run 606.80 feet to the point of beginning of the centerline of said 50 foot easement, said point being the center of a 50 foot radius bulb being part of said easement; thence 4 deg. 08 min. 25 sec. left, run 1620.96 feet to the Easterly right of way of Hebb Road and the point of ending of said easement. All being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Ruth Ann Yongue is one and the same person as Ruth Ann Martin.

This deed is being given in accordance to the Final Judgment of Divorce rendered in Shelby County, Alabama under case number 58-DR-2023-900322.00.

TO HAVE AND TO HOLD to the said **KELLY GREY YONGUE**, his heirs and assigns forever.

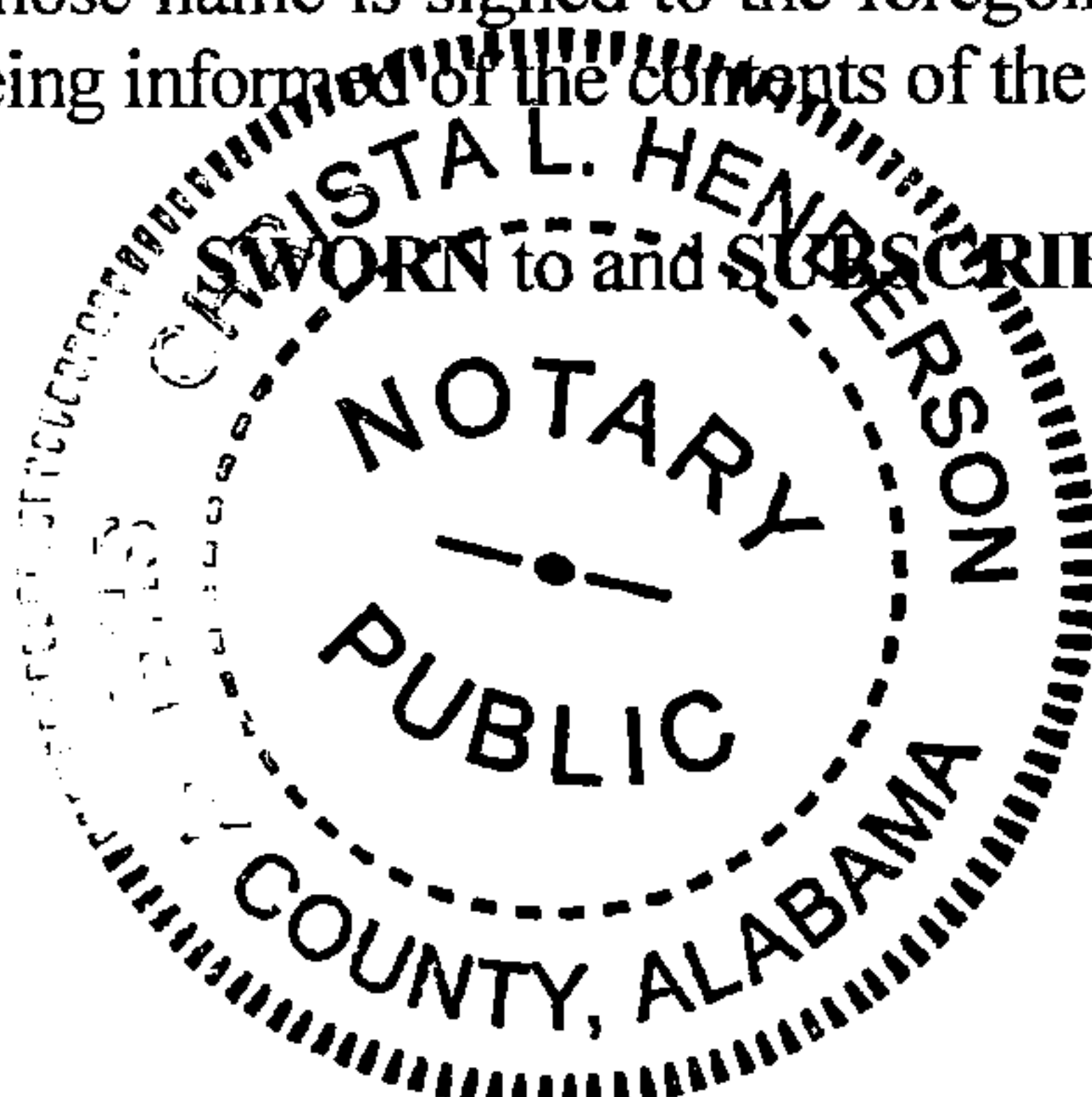
GIVEN under her hand and seal this 28 day of June, 2024.

Ruth Ann Yongue
RUTH ANN YONGUE

STATE OF ALABAMA)
Shelby COUNTY)

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

WITNESSED to and **SUBSCRIBED** before me this 28th day of June, 2024



Crista L Henderson
NOTARY PUBLIC
My Commission Expires: 9/21/2027

Shelby County, AL 07/05/2024
State of Alabama
Deed Tax: \$88.00

Real Estate Sales Validation Form

20240705000203550 2/2 \$113.00
Shelby Cnty Judge of Probate, AL
07/05/2024 01:42:09 PM FILED/CERT

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

Grantor's Name Ruth Ann Yongue
Mailing Address 1010 Hebb Rd
Wilsonville, AL
35186

Grantee's Name Kelly Grey Yongue
Mailing Address 297 Paradise Way
Wilsonville, AL
35186

Property Address 297 Paradise Way
Wilsonville, AL
35186

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 175,650

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 1/2 value
☐ Other \$87,825

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 07/05/2024

Unattested

(verified by)

Print Kelly Grey Yongue

Sign Kelly Grey Yongue

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1