

THIS INSTRUMENT WAS PREPARED BY:

Rush Law Firm LLC
106 North Main Street
Post Office Box 1591
Columbiana, Alabama 35051

SEND TAX NOTICE TO:

Celia Petty Yates
Daniel Clayton Yates
235 River Front Street
Shelby, Alabama 35143

JOINT DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)



20250224000054730 1/4 \$74.50
Shelby Cnty Judge of Probate, AL
02/24/2025 03:14:16 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of ONE THOUSAND DOLLARS AND ZERO CENTS (\$1,000.00) and other good and valuable consideration, to the undersigned grantor, Celia Petty Yates (formerly known as Celia P. Christian), a married woman, the receipt of which is hereby acknowledged she, Celia Petty Yates (formerly known as Celia P. Christian) hereby, remise release, quit-claim and convey unto Celia Petty Yates (formerly know as Celia P. Christian) and Daniel Clayton Yates with Joint Right of Survivorship all of her rights, title, interest and claim in and to the following described real property, situated in Shelby County, Alabama, to-wit:


SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Subject to (1) Taxes for the year 2024 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) Mineral and mining rights, if any, and (4) Mortgages of record, if any.

This instrument prepared by information provided by the parties. Attorney has made no search or examination of the title records concerning the above-referenced property, and makes no representation, express or implied, concerning the nature, quality or status of title herein conveyed.

TO HAVE AND TO HOLD unto **CELIA PETTY YATES** and **DANIEL CLAYTON YATES** with right of survivorship their heirs and assigns forever.

IN WITNESS WHEREOF, the said **GRANTOR** has hereunto set her signature and seal this 24th day of February 2025.

 (SEAL)
CELIA PETTY YATES
Grantor

Shelby County, AL 02/24/2025
State of Alabama
Deed Tax: \$42.50

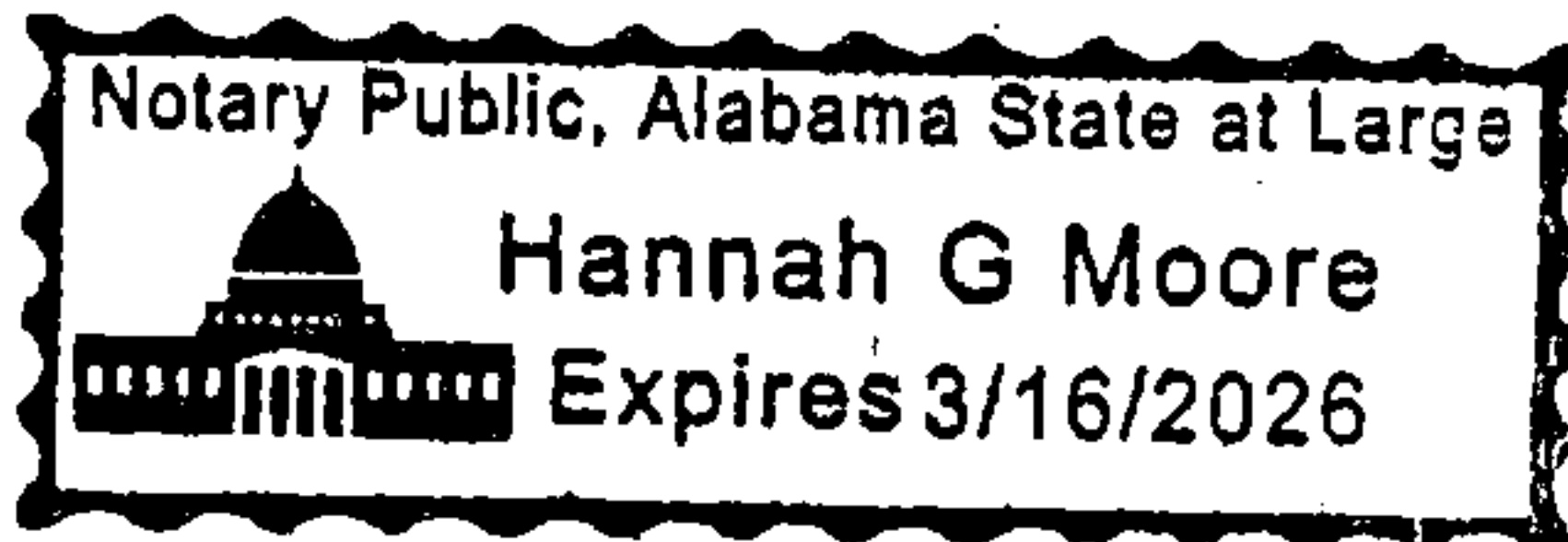
STATE OF ALABAMA)
SHELBY COUNTY)



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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **CELIA PETTY YATES**, whose name is 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, she executed the same voluntarily on the day the same bear's date.

Given under my hand and official seal this 24th day of February 2025.



Hannah G. Moore
Notary Public
My Commission Expires: 3/16/2026

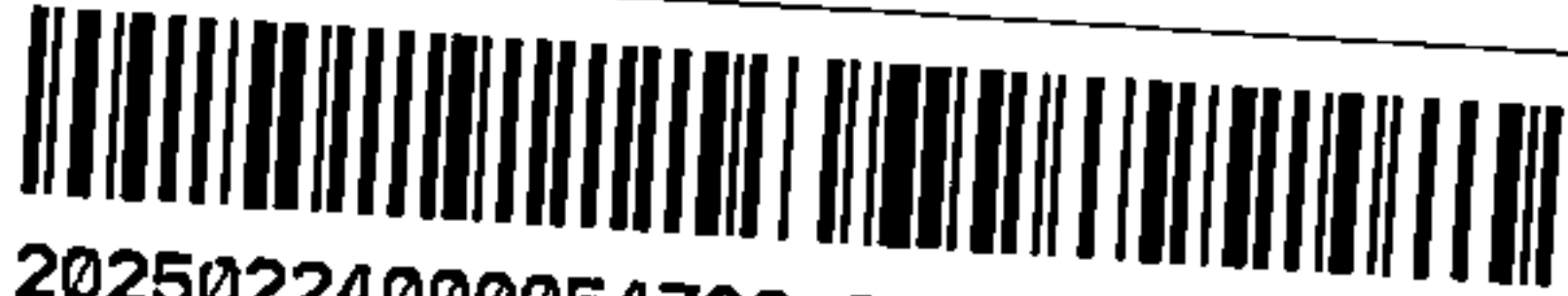

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EXHIBIT A—LEGAL DESCRIPTION

Lots 4, 5, and 6 in Block No. 7 of Pine Grove Camp according to the survey of said Pine Grove Camp, a map of which is on file in the Probate Office of Shelby County, Alabama, and being situated in the Southeast Quarter of the Southeast Quarter of Section 12, Township 24, Range 15 East, Shelby County, Alabama, except mineral and mining rights, and also expecting those water rights heretofore conveyed to the Alabama Power Company by deed recorded in Deed Book 52 at Page 176 in the Office of the Judge of Probate of Shelby County, Alabama, and also subject to power line easements to Alabama Power Company, being the same property conveyed to S. Ray Shotts, et ux by Arnold M. Bean et ux in deed dated April 25, 1962 and recorded in Office of Probate of Judge of Shelby County, Alabama in the Book 221. Page 510 and Book 283, Page 704.

NOTE:

This Parcel shown and describe herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.

Real Estate Sales Validation Form

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

Grantor's Name Daniel Clayton Yates
Mailing Address 235 River Front Street
Shelby, Alabama 35143

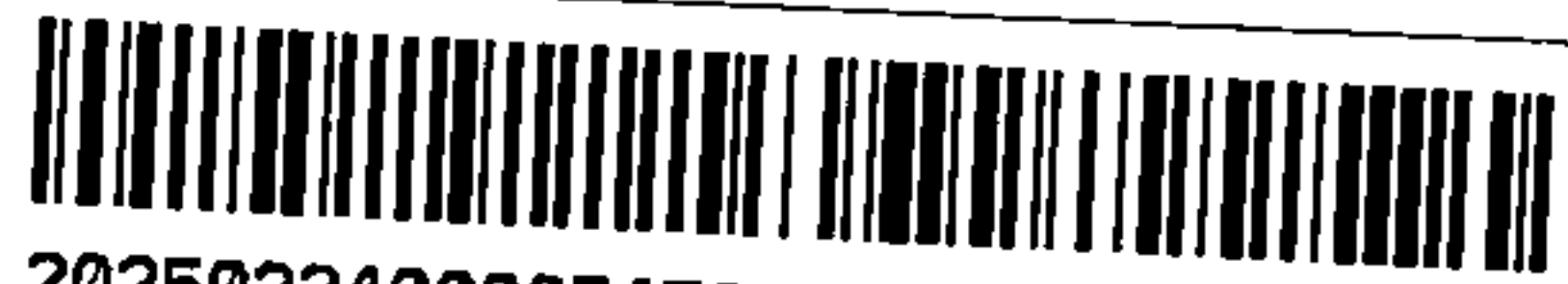
Grantee's Name Celia Petty Yates and Daniel Clayton Yates
Mailing Address 235 River Front Street
Shelby, Alabama 35143

Property Address 1265 County Road 333
Wedowee, Alabama 36278

Date of Sale 02/24/2025
Total Purchase Price \$ 1,000.00

or
Actual Value \$

or
Assessor's Market Value \$ 42,043.50 (1/2 Assessor's Value)



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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 ☐ Appraisal
☐ Sales Contract ☒ Other Randolph County Tax Assessor's Website
☐ Closing Statement

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 02/24/2025

Print

Daniel Clayton Yates

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

(verified by)