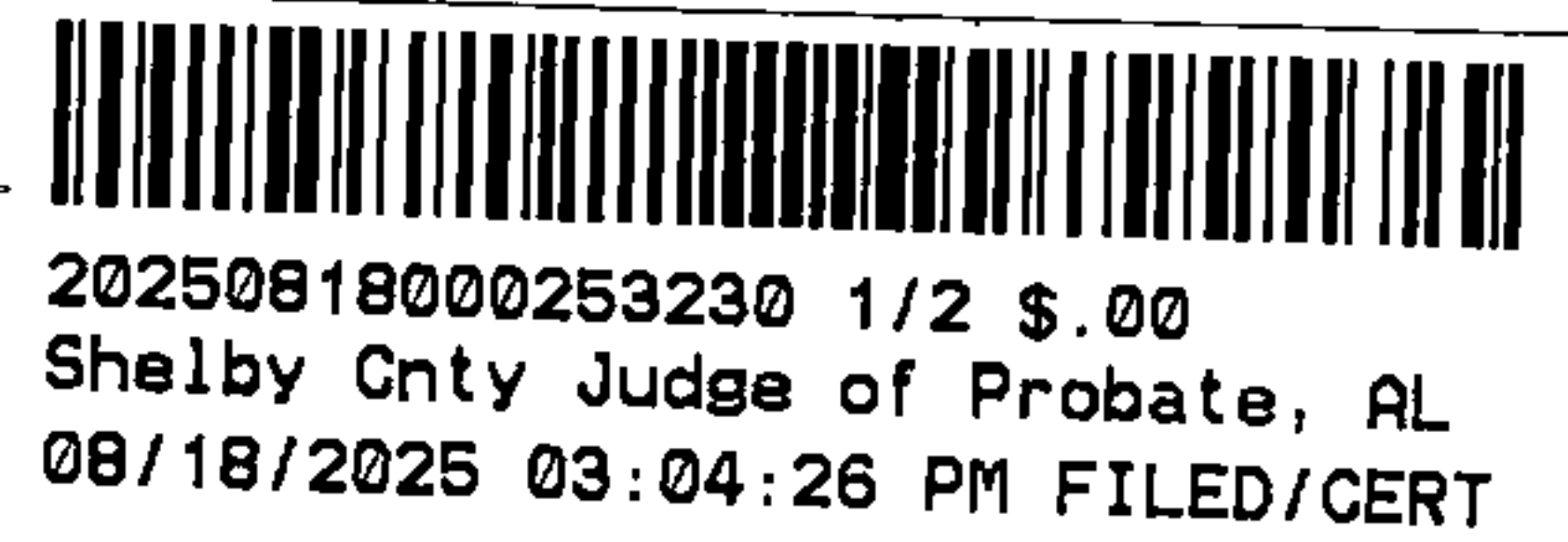




IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

IN THE MATTER OF THE)
NOTARY MISCONDUCT OF) CASE NO. PR-2025-001931
SARA KATHERINE CUNNINGHAM YATES)

CORRECTED ORDER

This cause came before the Court on August 11, 2025 on the Notary Public Complaint filed on May 7, 2025 by Brittany L. Shell. Proper notice was given to all necessary parties. Present in court were: Sara Katherine Cunningham Yates ("Notary"), who appeared pro se; and Brittany L. Shell ("Ms. Shell"), along with Samantha B. Rush, Esq., her attorney of record. The case was called and the Court proceeded to take ore tenus testimony.

Based upon the testimony and evidence admitted during the hearing and the pleadings and papers on file, the Court **FINDS** as follows:

Alabama Code §36-20-73.1 requires that a signature acknowledged by a notary public shall be executed in the physical presence of the notary public at the time of the acknowledgment, only after the notary public has positively identified the prospective signatory via personal knowledge of the affiant or the examination of photo identification issued by a governmental entity or agency".

The Quitclaim Deed recorded in the office of the Judge of Probate on June 5, 2024 and assigned Instrument #20240605000167690 contains fraudulent information, including the forged signature of Brittany L. Shell which was improperly notarized by Sara Katherine Cunningham Yates who took the acknowledgement or affirmation without the principal appearing in person before the notary or following the procedures for remote notarization.

Alabama Code §36-20-73.1 provides that a notary public may charge a reasonable fee for each notarial act performed, said fee is not to exceed ten dollars.

While not alleged in the Complaint related to the transaction at hand, it appears from the Notary's records which she presented to the Court that she had a practice of charging a fee in excess of the amount allowed by the law.

It is therefore **ORDERED, ADJUDGED and DECREED** as follows:



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Shelby Cnty Judge of Probate, AL
08/18/2025 03:04:26 PM FILED/CERT

1. The Notary Public Commission issued to Sara K. Yates for the term beginning on February 23, 2024 and ending on February 23, 2028 is due to be and hereby is **REVOKED** and her commission and seal are due to **SURRENDERED** and **DESTROYED**.
2. Sara Katherine Cunningham Yates shall immediately surrender her notary commission and notary seal to the Judge of Probate by delivering the same to the Office of the Judge of Probate of Shelby County. **The commission and seal must be delivered no later than 4:30PM on August 29, 2025.**
3. The commission and seal may be surrendered either in person to the Probate Recording Office, Room #A401, Shelby County Courthouse, Columbiana, Alabama 35051 or by mailing the same to Shelby County Judge of Probate, Shelby County Courthouse, P.O. Box 825, Columbiana, Alabama 35051.
4. A copy of this Order shall be forwarded by the Clerk of this Court to all parties of record, Western Surety Company as Surety for the Notary, to all persons listed on the Notary Public Logbook¹ and to the Alabama State Law Enforcement Agency for investigation regarding the acts of the Notary and any others who may have aided in soliciting, coercing or influencing the Notary to commit the misconduct detailed herein.
5. Costs of court are taxed to Sara Katherine Cunningham Yates, for which let execution issue.

This Order is being corrected to amend the Instrument Number in paragraph 4.

DONE and ORDERED this the 18th day of August, 2025.

I certify this to be a true and correct copy Allison S. Boyd

Allison S. Boyd
Allison S. Boyd
Judge of Probate

Date 8-18-25 Probate Judge
pages (2) Shelby County
Initial BS

¹ The Notary Public Logbook provided to the Court contained incomplete information with complete addresses for signers listed on only 3 of the 14 entries. The Clerk of Court shall mail a copy to all for whom complete addresses have been provided.