

20250822000258700 1/5 \$277.50
Shelby Cnty Judge of Probate, AL
08/22/2025 11:41:55 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY: SEND TAX NOTICE TO:
Ronald B Yount, 1907 Chandabrook Dr, Pelham, Ronald B Yount, 1907 Chandabrook Dr,
AL 35124, USA Pelham, AL 35124, USA

Quitclaim Deed

STATE OF ALABAMA

COUNTY OF

DATE: Nov 18, 2024

KNOW ALL PERSONS BY THESE PRESENTS THAT:

For and in consideration of the sum of \$10.00, the receipt of which is hereby acknowledged, the undersigned Ronald B Yount, not married, of 1907 Chandabrook Dr, Pelham, AL 35124, USA, (the "Grantor"), hereby remises, releases, grants, sells, and conveys, as well as quitclaims, unto Ronald B Yount, not married, of 1907 Chandabrook Dr, Pelham, AL 35124, USA, and Deborah Lee Yount, not married, of 1816 Valgreen Lane, Hoover, AL 35226, (collectively the "Grantee"), all of the Grantor's right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama:

Chaparral 3rd Sector Lot 18.

Shelby County, AL 08/22/2025
State of Alabama
Deed Tax: \$243.50



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TO HAVE AND TO HOLD to the said Grantee and Grantee's heirs and assigns forever.

IN WITNESS WHEREOF the Grantor has signed and sealed this Quitclaim Deed the day and year above written.

Signed in the presence of:

Leticia Weaster

Witness signature

Ronald B. Yount

Ronald B Yount

Leticia Weaster

Witness name

Grantor Acknowledgement

STATE OF ALABAMA

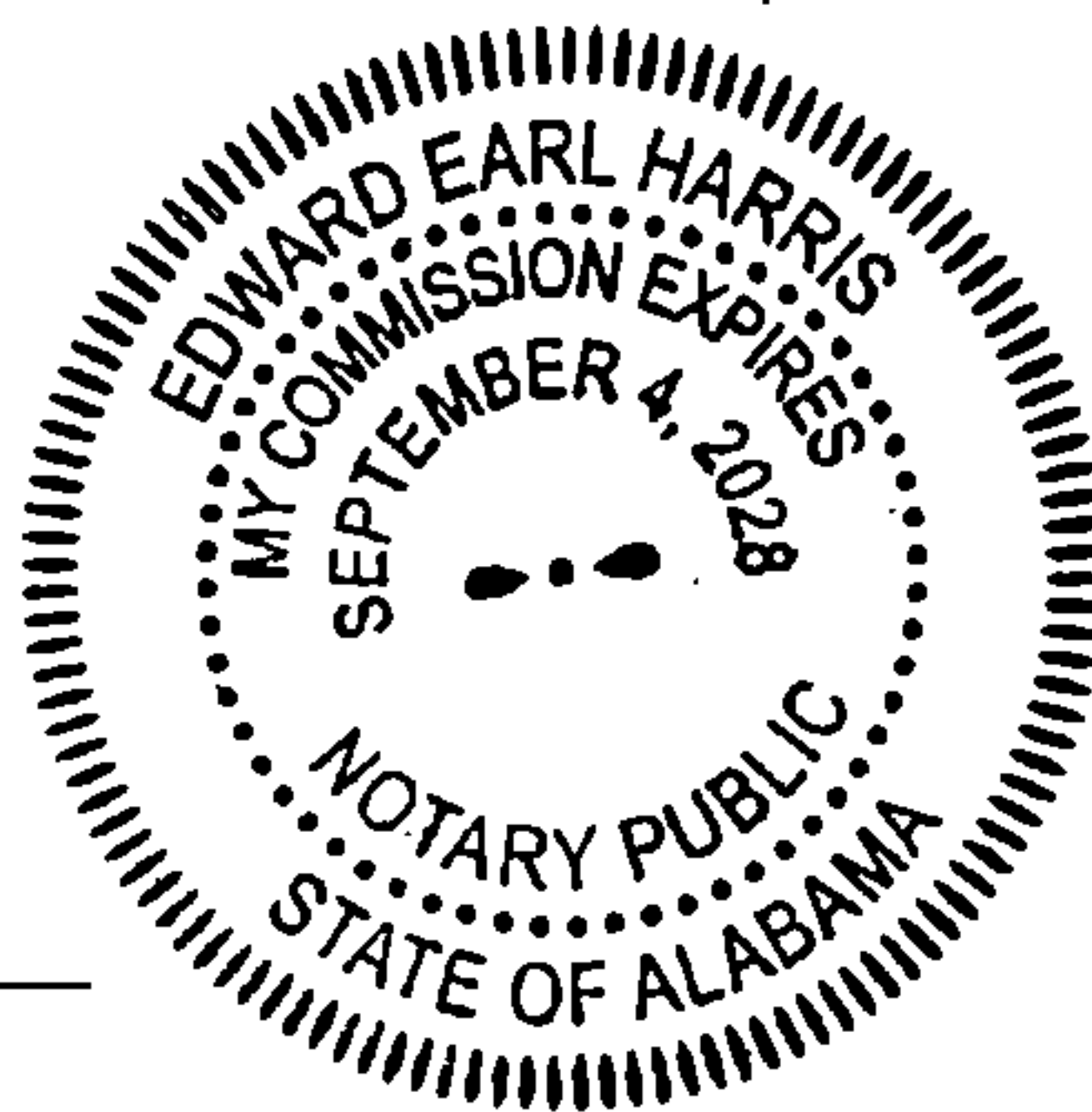
COUNTY OF JEFFERSON

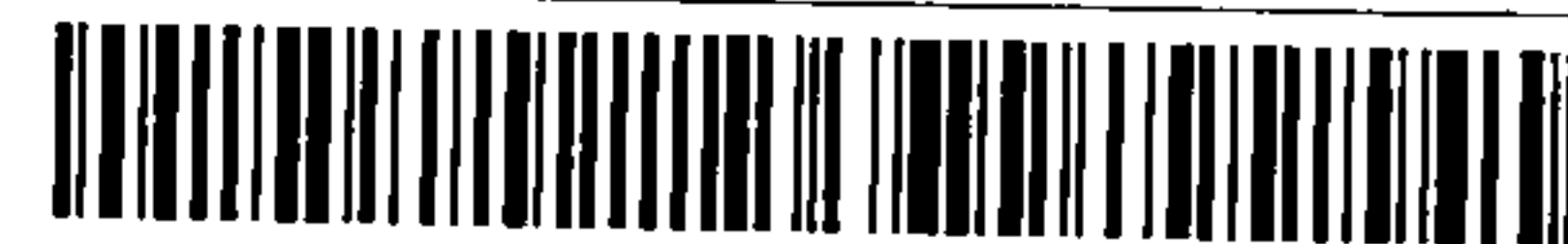
I Edward Earl Harris, a Notary Public in and for said County and State, hereby certify that Ronald B Yount, having signed this Quitclaim Deed, and being known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me on this day that, being informed of the contents of the conveyance, the Grantor has executed this Quitclaim Deed voluntarily and with lawful authority.

Given under my hand this 18 day of November, 2024.

Edward Earl Harris
Notary Public for the State of Alabama

My commission expires: SEPT 4, 2028





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20210104000002980 01/04/2021 02:11:36 PM MORT 16/16

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 117364001048052

Land situated in the County of Shelby in the State of AL

LOT 18, ACCORDING TO THE SURVEY OF CHAPARRAL, THIRD SECTOR, AS RECORDED IN MAP BOOK 8
PAGE 165, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

"SOURCE OF TITLE: DEED INSTRUMENT NO. 20190213000046970."

Commonly known as: 1907 Chandabrook Dr, Pelham, AL 35124-1046

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR
INFORMATIONAL PURPOSES.

Source of Title: Book, Page.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/04/2021 02:11:36 PM
\$296.80 CHERRY
20210104000002980

Allen S. Bayl

Real Estate Sales Validation Form



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Shelby Cnty Judge of Probate, AL
08/22/2025 11:41:55 AM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975,

Grantor's Name RONALD B YOUNT
Mailing Address P.O. Box 191
PELHAM, AL 35124

Grantee's Name RONALD B YOUNT AND DEBORAH
Mailing Address L. YOUNT
P.O. Box 191
PELHAM, AL 35124

Property Address 1907 CHANDLERBROOK DR
PELHAM, AL 35124

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 243,300

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 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 12/17/2024

Print RONALD B YOUNT

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1