

Prepared by:  
Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

Send Tax Notice To:  
Michael Esco  
Mindy Esco

**QUIT CLAIM DEED**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of **One Dollar and No Cents (\$1.00)**, the amount of which can be verified in the **Sales Contract between the parties hereto**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Vickie G. Boggs as Trustee of the Jessie E. Yarbrough and Wanda F. Yarbrough Revocable Living Trust**, (herein referred to as Grantor, whether one or more), hereby remise, release, quitclaim, grant, sell and convey unto **Michael Esco and Mindy Esco, as joint tenants with right of survivorship**(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3-A, according to the Map and Resurvey of Lot 2-A & Lot 3 Murphy's Fishing Camp, recorded in Map Book 60, Page 27, in the Probate Office of Shelby County, Alabama.

**Property may be subject to taxes fro 2026all covenants, restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 4<sup>th</sup> day of December, 2025

VICKIE G. BOGGS AS TRUSTEE OF THE JESSIE E. YARBROUGH AND WANDA F. YARBROUGH REVOCABLE LIVING TRUST

Vickie G. Boggs  
Vickie G Boggs  
Trustee

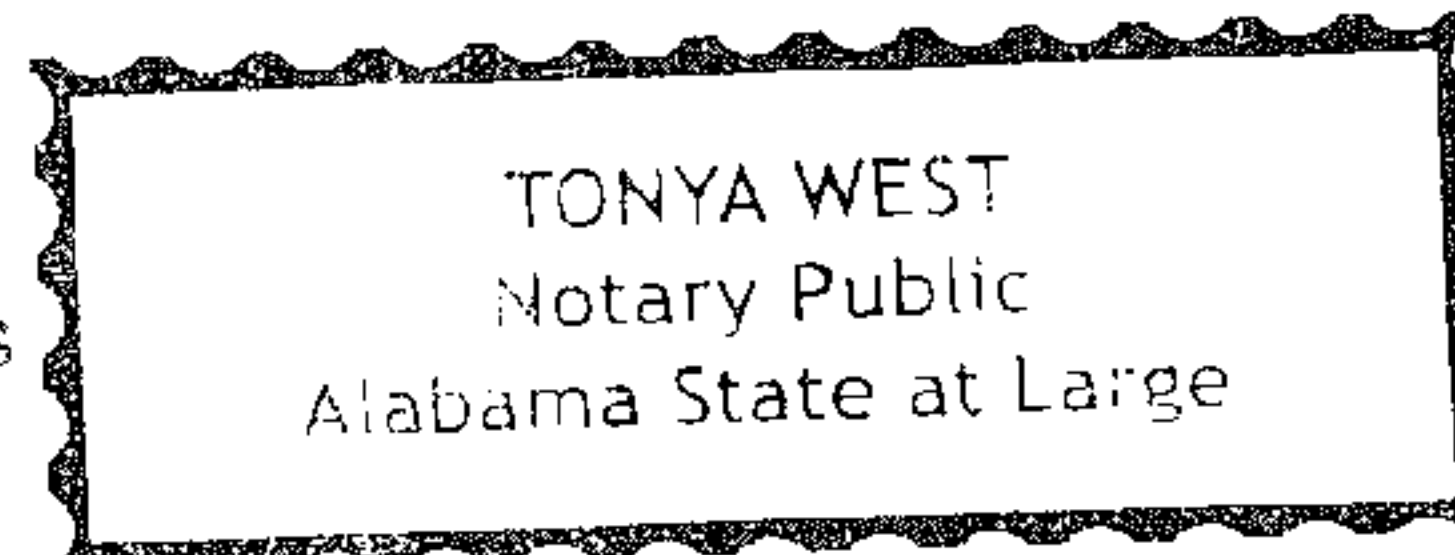
State of Alabama  
County of Baldwin

I, Tonya West, a Notary Public in and for said County, in said State, hereby certify that Vickie G. Boggs as Trustee of the Jessie E. Yarbrough and Wanda F. Yarbrough Revocable Living Trust, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they executed the same voluntarily for and as his/her/their act on the day the same bears date.

Given under my hand and official seal, this the 4<sup>th</sup> day of December, 2025.

Tonya West  
Notary Public, State of Alabama  
Tonya West

Printed Name of Notary \_\_\_\_\_ My Commission Expires \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_ March 31, 2026





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/12/2025 11:03:48 AM  
\$30.00 BRITTANI  
20251212000381210

*Alle S. Beyl*

Real Estate Sales Validation Form

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

Grantor's Name	<u>Yarbrough Living Trust</u>	Grantee's Name	<u>Michael Escob</u>
Mailing Address	<u>Loop Teton Ridge Rd</u> <u>Lawrence, AL</u> <u>36532</u>	Mailing Address	<u>7346 Pine View Ln</u> <u>McCalla AL</u> <u>35711</u>
Property Address	<u>834 Land M Tree</u> <u>Shelby, AL</u> <u>36533</u>	Date of Sale	<u>12-4-25</u>
		Total Purchase Price	\$ <u>5000.00</u>
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ _____

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 12-4-25

Print Mike T. Atkinson

Sign Mike T. Atkinson  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)