

1040

(Name) Mr. & Mrs. Julian Doyle Yessick
1004 - 3rd Avenue, N. W.
(Address) Alabaster, Alabama 35007

This instrument was prepared by

(Name) Ann Z. Arnold, Attorney
#1 Independence Plaza, Suite 508
(Address) Birmingham, Alabama 35209

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-Five Thousand Five Hundred and No/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Simone J. Amato, a married man,

(herein referred to as grantors) do grant, bargain, sell and convey unto

Julian Doyle Yessick and wife, Josephine K. Yessick

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

All that part of the South Half of the SW-1/4 of Section 33, Township 20 South, Range 3 West, lying North of County Road No. 266, East of property conveyed to Rhoda G. Amato in Deed Book 290, Page 510, and West of a line described as beginning 15 feet East of Dry Creek where it enters into a lane running from J. T. Booth's to S. L. Walker (shown in Deed Book 290, Page 512); thence South with a bearing of 25° West, the line passes again 15 feet East of Dry Creek and continues on same bearing until it intersects the R. J. Griffin land on the South.

Subject to easements and restrictions of record.

Subject also to that certain mortgage from the grantor herein to the Federal Land Bank of New Orleans, recorded in Mortgage Book 355, Page 685, in the Probate Office of Shelby County, Alabama.

\$50,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

The property described herein constitutes no part of homestead of the grantor herein.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 13th

day of November, 19 85.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 NOV 18 AM 8:30

(Seal)

(Seal)

(Seal)

Simone J. Amato
Simone J. Amato

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Simone J. Amato, a married man,

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 he executed the same voluntarily

JACKSON & ARNOLD
ATTORNEYS AT LAW

Given under my hand and official seal this 13th day of November, A. D., 19 85.

1 INDEPENDENCE PLAZA
BIRMINGHAM, ALABAMA 35209

Notary Public.