

This instrument was prepared by

(Name) J. Michael Joiner

(Address) P.O. Box 1012, Alabaster, AL 35007

513
Send Tax Notice To: Mr. Bruce Biggs

name

8214 9th Ave. S., B'ham, AL
address 35206

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars and other good and valuable consideration, (\$10.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we
Clarence Yessick and wife Essie Yessick, Doyle Yessick, and Barbara Brantley

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

Bruce C. Biggs and Ruth E. Miller

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

Shelby County, Alabama to-wit:

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A certain lot beginning at the Elyton and Montevallo dirt road and the Southeast corner of the Walter Wooten lot, thence South 210 feet, thence West 210 feet, thence North 210 feet, thence East 210 feet, to the point of beginning. Also, a certain parcel of land more particularly described as follows, commencing 540 feet South of the Northeast corner of the Southwest quarter of the Southwest quarter of Section 21, Township 21, Range 3 West, thence run South 105 feet, thence West 420 feet, thence North 315 feet, thence East 210 feet, to the point of beginning.

Subject to easements, taxes and restrictions of record.

Mineral and mining rights excepted.

The above property does not constitute the homestead of any of the above grantors.

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, we have hereunto set our hand(s) and seal(s), this 3rd day of March, 1987

WITNESSES:

Barbara Brantley (Seal)
Barbara Brantley
STATE OF ALA. SHELBY CO.
I CERTIFY (Seal)
INSTRUMENT FILED
25.50 1987 MAR -5 PM 2:09

Clarence Yessick (Seal)
Clarence Yessick
Essie Yessick (Seal)
Essie Yessick
Doyle Yessick (Seal)
Doyle Yessick

STATE OF ALABAMA

Shelby COUNTY

COUNTY

Thomas A. Brantley, Jr.
JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, _____, a Notary Public in and for said County, in said State, hereby certify that Clarence Yessick and wife Essie Yessick, Doyle Yessick and Barbara Brantley whose name are _____ signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of March, A. D., 1987