

This instrument was prepared by  
*1655*  
(Name) J. Michael Joiner  
(Address) P.O. Box 1012 Alabaster, AL 35007

Send Tax Notice To: Jeffery Doyle Yessick  
name  
Route 3 Box 910 Pelham, AL 35124  
address

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 Thousand and no/100ths (\$10,000.00) **DOLLARS**  
to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,  
Julian Doyle Yessick and wife Josephine K. Yessick  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Jeffery Doyle Yessick and wife Sherrie Denise Yessick  
(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

A part of Tract 5, according to the Survey of Fox Valley Acres, as recorded in Map Book 10, page 75 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. The complete description of the property conveyed herein being shown on Exhibit "A" attached hereto.

It is distinctly understood and agreed by the parties hereto that the property herewith conveyed as above described shall for a period of fifty years from the date of this conveyance not be used for the keeping, storing or otherwise maintaining any livestock or farm animals. It is further understood and agreed that at no time shall more than two domestic animals be kept on the property herewith conveyed. Furthermore, the construction, operation or maintenance of any structure for caring for or raising stock or other animals for commercial purposes is hereby prohibited and no such structure shall be constructed on any part of the property herewith conveyed.

Mineral and mining rights excepted.

Subject to easements, taxes and restrictions of record.

The Grantees address is:

Route 3 Box 910  
Pelham, AL 35124

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 12th day of June, 19 87.

WITNESS:

(Seal)  
(Seal)  
(Seal)  
(Seal)

*Julian Doyle Yessick* (Seal)  
*Julian Doyle Yessick*  
*Josephine K. Yessick* (Seal)  
*Josephine K. Yessick* (Seal)

STATE OF ALABAMA

Shelby COUNTY

**General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Julian Doyle Yessick and wife Josephine K. Yessick, whose name(s) 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 they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of June

*1987*

EXHIBIT A

A part of Tract 5 of Fox Valley Acres as recorded in map book 10, page 75, in the office of the Judge of Probate of Shelby County, Alabama; described as follows: Commence at the Southwest corner of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama, Thence run north along the west section line 219.53 feet to a point on the north side of Shelby County Hwy. #266 and the point of beginning: Thence continue last course 573.49 feet, thence turn right 106 deg. 42 min. 14 sec. and run southeast 138.90 feet, Thence turn right 65 deg. 23 min. 13 sec. and run southeast 436.97 feet to a point on the north side of said highway, Thence turn right 90 deg. 37 min. 22 sec. and run southwest along said road 273.81 feet, Thence turn right 21 deg. 54 min. 44 sec. and run southwest along said road 129.27 feet to the point of beginning. Containing 3.0 acres. Also an easement 15 feet wide, for the purpose of ingress, egress and utilities, lying adjacent to and south of the northerly line of the above described property, with the centerline of said easement being described as follows: Commence at the Southwest corner of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama; Thence run north along the west section line 785.19 feet to the point of beginning of said centerline; Thence turn right 106 deg. 42 min. 14 sec. and run southease 140.08 feet to the end of said centerline.

BOOK 136 PAGE 580

Signed for identification

Julian Doyle Yerick

Josephine K. Yerick

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1987 JUN 18 PM 6:13  
John A. Sanders, Jr.  
JUDGE OF PROBATE

1. Deed Tax \$ 10.00  
2. Mtg. Tax 5.00  
3. Recording Fee 5.00  
4. Indexing Fee 1.00  
TOTAL 16.00