

This instrument was prepared by:  
Martin, Rawson & Woosley, P.C.  
#2 Metroplex Drive, Suite 102  
Birmingham, Alabama 35209

Send Tax Notice:  
Jenny Yessick  
440 Shelby Street  
Montevallo, Alabama 35115

## Warranty Deed

State of Alabama )  
Shelby County )

Know All Men By These Presents,

That in consideration of FORTY THOUSAND and no/100 DOLLARS (\$40,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we,

**EDYTHE C. ANDERSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF GERTRUDE CARPENTER**, (herein referred to as grantors) does grant, bargain, sell and convey unto

**JENNY E. YESSICK, AN UNMARRIED WOMAN**

(herein referred to as GRANTEE), the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 5, Block 51, Reynolds Addition to Montevallo, Alabama, described as follows:  
A certain lot situated in the Town of Montevallo, Alabama, on the North side of Shelby or Depot Street, fronting on Shelby Street 75 feet and running back a uniform distance of 150 feet and more particularly described as follows:  
Commencing at a point 438 feet from the corner of the W.B. Reynolds lot at the intersection of Shelby and Island Streets and running Northeast at right angles with Shelby Street for a distance of 150 feet; thence Southeast parallel with Shelby Street a distance of 75 feet; thence Southwest at right angles to Shelby Street a distance of 150 feet; thence along the margin of Shelby Street a distance of 75 feet to the point of beginning. Having a frontage along Shelby Street of 75 feet and a depth of 150 feet.

Situated in Shelby County, Alabama.

\$ 36,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Mineral and mining rights excepted. Subject to existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

Gertrude Carpenter is the surviving spouse B. C. Carpenter who died March 2, 1992.

Property does not constitute the homestead of the grantor.

TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever.

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

In Witness Whereof, I have hereunto set my hand and seal this 30th day of March, 2000.

*Edythe C. Anderson*  
EDYTHE C. ANDERSON, as Personal Representative of the  
estate of Gertrude Carpenter

STATE OF ALABAMA  
COUNTY OF JEFFERSON

04/05/2000-11103  
10:29 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CJ1 12.50

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Edythe C. Anderson, as personal representative of the estate of Gertrude Carpenter, whose name is signed to the foregoing conveyance with full authority as such personal representative and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily and as the act of the said estate on the day the same bears date.

Given under my hand and official seal of office this the 30th day of March, 2000.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Mar. 4, 2002.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

*Dorva B. Dowling*  
NOTARY PUBLIC  
My Commission Expires:

2000-11103

at • 2000-