

**INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION**

This instrument was prepared by:

Mitchell A. Spears, Attorney at Law

P.O. Box 119

205/665-5102

Montevallo, AL 35115-0091

205/665-5076

Sent Tax Notice To:

Ruby Dawkins Yessick

(Address) 833 6th Avenue SW

Alabaster, AL 35007

MINIMUM VALUE: \$80,000.00

Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE (\$1.00) DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **RUBY DAWKINS YESSICK, an unmarried woman; MICHAEL D. YESSICK, a married man; ANNA GRETHEL PETERS, a married woman; and RICKY L. YESSICK, a married man, constituting all of the heirs at law and next-of-kin of RAYMOND YESSICK, who died on or about January 10, 2011** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **MICHAEL D. YESSICK, ANNA GRETHEL PETERS and RICKY L. YESSICK, as Tenants in Common** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 2 of Block 1 of Fall Acre Subdivision as recorded in Map Book 4 Page 36 in the Probate Office of Shelby County, Alabama. Also, a part of lot 5, of block 1, of said subdivision, more particularly described as follows: Begin at the SE corner of Lot 2, thence run Westerly along the South boundary line of said lot 2, for 150 ft. to the SW corner of Lot 2, thence turn an angle of 89 deg. 35 minutes to the left and run Southerly 100 ft., to a point on the South boundary line of lot 5, of block 1. Thence turn an angle of 90 deg. 25 minutes to the left and run Easterly along the South boundary of Lot 5, of block 1 for 150 ft. thence turn an angle of 89 deg. 35 minutes to the left and run Northerly 100 ft. to the point of beginning. Being located in S ½ of W ½ of SE ¼ of NW ¼ of Sec. 2, T 21S, R 3 W, Shelby County, Alabama.

SOURCE OF TITLE: DEED BOOK 221, PAGE 801.

RESERVATION OF LIFE ESTATE: Ruby Dawkins Yessick, a grantor herein, does hereby reserve a life estate in and to the above described real property, for and during the term of her own life, and the other grantors herein consent to the reservation of said life estate interest.

All of the heirs and next of kin of Raymond Edgar Yessick (who died intestate on or about January 10, 2011) do hereby join in this conveyance and acknowledge and confirm the facts set forth within their Heirship Affidavit, attached hereto as Exhibit "A" and incorporated herewith, as though fully set out herein.

The authority of this conveyance is further established by Disinterested Party Affidavits hereto attached as Exhibits "B" and "C", respectively, the facts stated therein being incorporated herewith, as though fully set out herein.

THE REAL PROPERTY HEREINABOVE DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF ANY OF THE MARRIED GRANTORS HEREIN, NOR THAT OF THEIR RESPECTIVE SPOUSES, NEITHER IS IT CONTIGUOUS THERETO.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 22nd day of Feb., 2011.

Ruby Dawkins Yessick
RUBY DAWKINS YESSICK

Michael D. Yessick
MICHAEL D. YESSICK

Anna Grethel Peters
ANNA GRETHEL PETERS

Ricky L. Yessick
RICKY L. YESSICK

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **RUBY DAWKINS YESSICK, MICHAEL D. YESSICK, ANNA GRETHEL PETERS and RICKY L. YESSICK**, whose names 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 executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of Feb., 2011.

Notary Public
My commission expires: 8/13/13

INSTRUMENT PREPARED BY:

Mitchell A. Spears
Attorney at Law
P.O. Box 119
Montevallo, AL 35115
(205)665-5076

STATE OF ALABAMA)
COUNTY OF SHELBY)

HEIRSHIP AFFIDAVIT
(Exhibit A)

COME NOW RUBY DAWKINS YESSICK, MICHAEL D. YESSICK,
ANNA GRETHEL PETERS and RICKY L. YESSICK, as “Affiants” herein, and after
first having been duly sworn, said Affiants do hereby depose and say, as follows:

1. Affiants have personal knowledge of the facts stated herein, each Affiant is
over the age of nineteen (19) years and each Affiant is competent to execute this
Affidavit.

2. Pursuant to Warranty Deed recorded in the Office of the Probate Judge, Shelby
County, Alabama, at Deed Book 221, Page 801, on August 10, 1962, Raymond Edgar
Yessick (the “Decedent” herein) and Ruby Dawkins Yessick became seized of
possession and ownership of certain real property situated in Shelby County, Alabama,
more particularly described, as follows:

Lot 2 of Block 1 of Fall Acre Subdivision as recorded in Map Book 4 Page 36 in the Probate
Office of Shelby County, Alabama. Also, a part of lot 5, of block 1, of said subdivision,
more particularly described as follows: Begin at the SE corner of Lot 2, thence run Westerly
along the South boundary line of said lot 2, for 150 ft. to the SW corner of Lot 2, thence turn
an angle of 89 deg. 35 minutes to the left and run Southerly 100 ft., to a point on the South
boundary line of lot 5, of block 1. Thence turn an angle of 90 deg. 25 minutes to the left and
run Easterly along the South boundary of Lot 5, of block 1 for 150 ft. thence turn an angle of
89 deg. 35 minutes to the left and run Northerly 100 ft. to the point of beginning. Being
located in S ½ of W ½ of SE ¼ of NW ¼ of Sec. 2, T 21S, R 3 W, Shelby County, Alabama.

3. Pursuant to Warranty Deed recorded in the Office of said Probate Judge, at Deed
Book 141, Page 127, dated January 9, 1950, the decedent became seized of possession and
ownership of certain property situated in Shelby County, Alabama, more particularly
described as follows:

Beginning where the North line of the Southeast quarter of the Southwest quarter of Section
21, Twp. 21, Range 3 West, crosses the right of way of the Southern Railroad, which point is



the Northeast corner of the property conveyed to Sam Lit according to deed recorded in Volume 43 at Page 40, in the office of the Probate Judge of Shelby County, Alabama. Thence West along said line 585 feet, more or less, to the Elyton dirt road, also known as Birmingham and Montevallo Road, and which point is the Northwest corner of the property described in said deed; thence along said road South 10 degrees West 337 feet for the point of beginning, which point is on the East side of Birmingham and Montevallo road; thence 73 degrees East 250 feet to a point; thence North 83 degrees East 574 feet to Southern Railroad right of way; thence South 7 degrees East 260 feet; thence 3 degrees East 300 feet to a corner, which is the Southeast corner of the property described in deed recorded in Volume 45 at Page 111; thence South 87 degrees West, 935 feet, more or less, to a point on East side of public road, which point is the Southwest corner of the property described in deed recorded in Volume 45 at Page 111; thence North 10 deg. East 467 feet to the point of beginning. Said tract being in Southeast quarter of Southwest Quarter, Section 21, Twp. 21, Range 3 West; except 1 acre sold to Johnnie Lovelady which is described as follows: Part of S $\frac{1}{2}$ of SW $\frac{1}{4}$ Sec. 21 Twp. 21 Range 3 West, beginning where North line of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ crosses East line of Elyton road; thence S. 10 deg. West along road 804 feet to beginning; thence North 87 deg. E. 265 feet; North 10 degrees East 155 feet; South 87 degrees West 265 feet; SW along road 155 feet to beginning, said land hereby conveyed in this deed containing 9 acres.

4. The Decedent died intestate on or about the 10th day of January, 2011, while residing in Shelby County, Alabama, and his estate was not administered and no administration is anticipated.

5. During the term of their marital relationship, there were three (3) children born to the Decedent and Ruby Dawkins Yessick.

6. The Decedent's wife, Ruby Dawkins Yessick, survived him and is still living, and her address is 833 6th Avenue SW, Alabaster, Alabama 35007.

7. The Decedent's three children, all of whom are over the age of nineteen (19) years and of sound mind, are listed as follows:

Michael D. Yessick, son
1113 4th Ave., SW
Alabaster, AL 35007

Anna Grethel Peters, daughter
421 Cedar Creek Road
Alexander City, AL 35010

Ricky L. Yessick, son
1206 Michael Drive
Alabaster, AL 35007

8. The Decedent left no heirs at law or next of kin other than those hereinabove named, as there are no other children, either natural or adopted, of the Decedent, nor are there any children of deceased children of the Decedent.

9. Since the dates of acquisition of the above described real properties, Ruby Dawkins Yessick has been in possession of the real properties hereinabove described, either jointly with the Decedent or solely, without any other person or entity making any claim of right of possession or ownership thereto.

10. There are no lawful debts or charges pending against the estate of the Decedent.

11. This Affidavit is rendered for the purpose of establishing the proper chain of title upon the above described real properties.

12. Raymond Edgar Yessick was also known as "Raymond Yessick", and sometimes used both names, interchangeably.

Ruby Dawkins Yessick

Ruby Dawkins Yessick

Anna Grethel Peters

Anna Grethel Peters

Michael D. Yessick

Michael D. Yessick

Ricky L. Yessick

Ricky L. Yessick

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **Ruby Dawkins Yessick, Michael D. Yessick, Anna Grethel Peters and Ricky L. Yessick**, whose names are signed to the foregoing Affidavit, and who are known to me, acknowledged before me on this day that, being informed of the contents of the Affidavit, they executed the same voluntarily, thereby attesting to the facts stated therein.

Given under my hand and official seal this 22nd day of Feb., 2011

MA D

Notary Public

My Commission Expires: 8/13/13

INSTRUMENT PREPARED BY:

Mitchell A. Spears
Attorney at Law
P.O. Box 119
Montevallo, AL 35115
205-665-5076

STATE OF ALABAMA)
COUNTY OF SHELBY)

DISINTERESTED PARTY AFFIDAVIT
(Exhibit B)

COMES NOW, Stella R. Seagle, as “Affiant” herein, and after first having been duly sworn, said Affiant does hereby depose and say, as follows:

1. Affiant has personal knowledge of the facts stated herein, particularly as relating to the family history of Raymond Edgar Yessick and wife, Ruby Dawkins Yessick. Affiant is over the age of seventy three (73) years, and is competent to execute this Affidavit. Affiant resides at 536 8th Street SW, Alabaster, Alabama 35007.

2. Affiant has no pecuniary or other interest in the following described property situated in Shelby County, Alabama, more particularly described, as follows:

Parcel 1:

Lot 2 of Block 1 of Fall Acre Subdivision as recorded in Map Book 4 Page 36 in the Probate Office of Shelby County, Alabama. Also, a part of lot 5, of block 1, of said subdivision, more particularly described as follows: Begin at the SE corner of Lot 2, thence run Westerly along the South boundary line of said lot 2, for 150 ft. to the SW corner of Lot 2, thence turn an angle of 89 deg. 35 minutes to the left and run Southerly 100 ft., to a point on the South boundary line of lot 5, of block 1. Thence turn an angle of 90 deg. 25 minutes to the left and run Easterly along the South boundary of Lot 5, of block 1 for 150 ft. thence turn an angle of 89 deg. 35 minutes to the left and run Northerly 100 ft. to the point of beginning. Being located in S ½ of W ½ of SE ¼ of NW ¼ of Sec. 2, T 21S, R 3 W, Shelby County, Alabama.

Parcel 2:

Beginning where the North line of the Southeast quarter of the Southwest quarter of Section 21, Twp. 21, Range 3 West, crosses the right of way of the Southern Railroad, which point is the Northeast corner of the property conveyed to Sam Lit according to deed recorded in Volume 43 at Page 40, in the office of the Probate Judge of Shelby County, Alabama. Thence West along said line 585 feet, more or less, to the Elyton dirt road, also known as Birmingham and Montevallo Road, and which point is the Northwest corner of the property described in said deed; thence along said road South 10 degrees West 337 feet for the point of beginning, which point is on the East side of Birmingham and Montevallo road; thence 73 degrees East 250 feet to a point; thence North 83 degrees East 574 feet to Southern Railroad right of way; thence South 7 degrees East 260 feet; thence 3 degrees East 300 feet

to a corner, which is the Southeast corner of the property described in deed recorded in Volume 45 at Page 111; thence South 87 degrees West, 935 feet, more or less, to a point on East side of public road, which point is the Southwest corner of the property described in deed recorded in Volume 45 at Page 111; thence North 10 deg. East 467 feet to the point of beginning. Said tract being in Southeast quarter of Southwest Quarter, Section 21, Twp. 21, Range 3 West; except 1 acre sold to Johnnie Lovelady which is described as follows: Part of S $\frac{1}{2}$ of SW $\frac{1}{4}$ Sec. 21 Twp. 21 Range 3 West, beginning where North line of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ crosses East line of Elyton road; thence S. 10 deg. West along road 804 feet to beginning; thence North 87 deg. E. 265 feet; North 10 degrees East 155 feet; South 87 degrees West 265 feet; SW along road 155 feet to beginning, said land hereby conveyed in this deed containing 9 acres.

3. Affiant does hereby attest to the fact that Affiant has known Raymond Edgar Yessick and his wife, Ruby Dawkins Yessick for over forty (40) years.

4. Raymond Edgar Yessick and Ruby Dawkins Yessick, during the term of their marriage, had three (3) children.

5. Raymond Edgar Yessick died on or about January 10, 2011, and was survived by his wife, Ruby Dawkins Yessick, who resides at 833 6th Avenue, SW, Alabaster, Alabama 35007.

6. Raymond Edgar Yessick was also survived by his three (3) children, all of whom are over the age of nineteen (19) years and of sound mind, who are designated as follows:

Michael D. Yessick, son
1113 4th Ave., SW
Alabaster, AL 35007

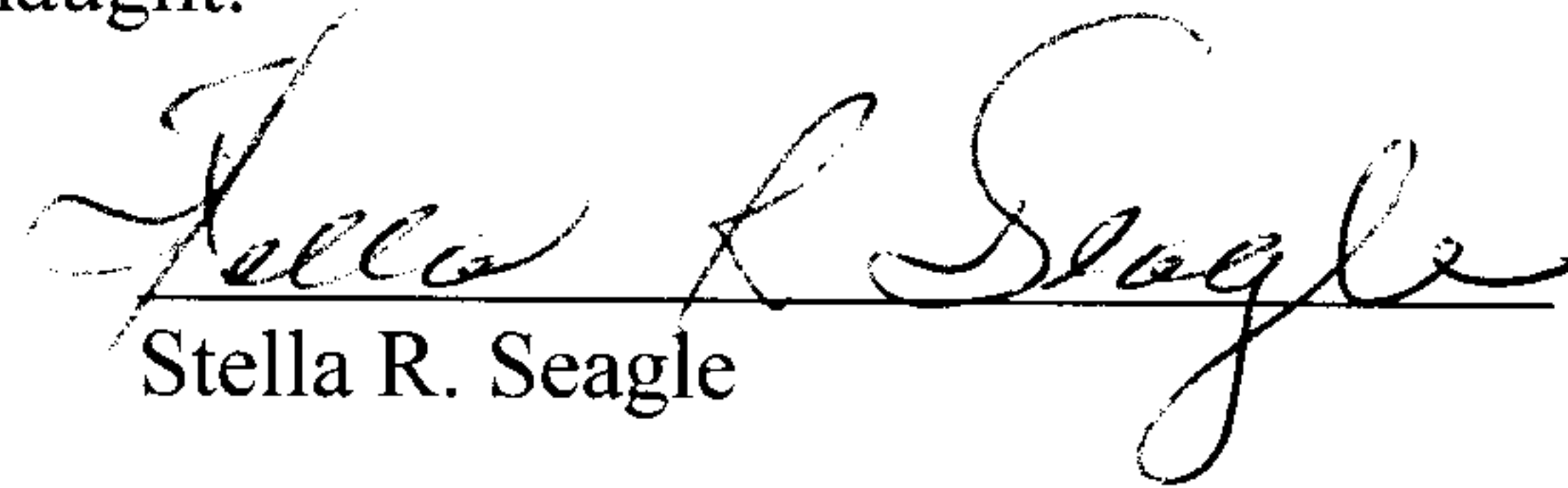
Anna Grethel Peters, daughter
421 Cedar Creek Road
Alexander City, AL 35010

Ricky L. Yessick, son
1206 Michael Drive
Alabaster, AL 35007

7. Raymond Edgar Yessick did not have any children, either natural or adopted, other than those hereinabove listed, neither did he have children who predeceased him.


8. Affiant is not aware of any person or entity who has possession or control of the above described property, other than Ruby Dawkins Yessick.

FURTHERMORE, the Affiant saith naught.


Stella R. Seagle


STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that **Stella R. Seagle**, whose name is signed to the foregoing Affidavit, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Affidavit, he/she executed the same voluntarily on the 23rd day of February, 2011.


Notary Public
My Commission Expires: 9/3/2014

INSTRUMENT PREPARED BY:

Mitchell A. Spears
Attorney at Law
P.O. Box 119
Montevallo, AL 35115
205-665-5076


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Shelby Cnty Judge of Probate, AL
02/24/2011 01:36:37 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

DISINTERESTED PARTY AFFIDAVIT
(Exhibit C)

COMES NOW, Barbara A. Logan, as “Affiant” herein, and after first having been duly sworn, said Affiant does hereby depose and say, as follows:

1. Affiant has personal knowledge of the facts stated herein, particularly as relating to the family history of Raymond Edgar Yessick and wife, Ruby Dawkins Yessick. Affiant is over the age of seventy seven (77) years, and is competent to execute this Affidavit. Affiant resides at 702 3rd Avenue NW, Alabaster, Alabama 35007.

2. Affiant has no pecuniary or other interest in the following described property situated in Shelby County, Alabama, more particularly described, as follows:

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to a corner, which is the Southeast corner of the property described in deed recorded in Volume 45 at Page 111; thence South 87 degrees West, 935 feet, more or less, to a point on East side of public road, which point is the Southwest corner of the property described in deed recorded in Volume 45 at Page 111; thence North 10 deg. East 467 feet to the point of beginning. Said tract being in Southeast quarter of Southwest Quarter, Section 21, Twp. 21, Range 3 West; except 1 acre sold to Johnnie Lovelady which is described as follows: Part of S $\frac{1}{2}$ of SW $\frac{1}{4}$ Sec. 21 Twp. 21 Range 3 West, beginning where North line of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ crosses East line of Elyton road; thence S. 10 deg. West along road 804 feet to beginning; thence North 87 deg. E. 265 feet; North 10 degrees East 155 feet; South 87 degrees West 265 feet; SW along road 155 feet to beginning, said land hereby conveyed in this deed containing 9 acres.

3. Affiant does hereby attest to the fact that Affiant has known Raymond Edgar Yessick and his wife, Ruby Dawkins Yessick for over forty (40) years.

4. Raymond Edgar Yessick and Ruby Dawkins Yessick, during the term of their marriage, had three (3) children.

5. Raymond Edgar Yessick died on or about January 10, 2011, and was survived by his wife, Ruby Dawkins Yessick, who resides at 833 6th Avenue, SW, Alabaster, Alabama 35007.

6. Raymond Edgar Yessick was also survived by his three (3) children, all of whom are over the age of nineteen (19) years and of sound mind, who are designated as follows:

Michael D. Yessick, son
1113 4th Ave., SW
Alabaster, AL 35007

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1206 Michael Drive
Alabaster, AL 35007

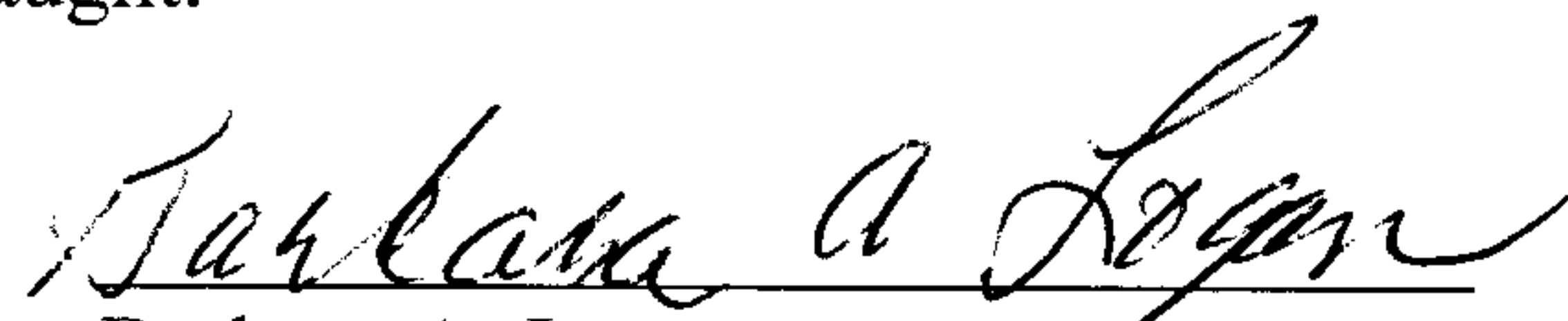
7. Raymond Edgar Yessick did not have any children, either natural or adopted, other than those hereinabove listed, neither did he have children who predeceased him.

8. Affiant is not aware of any person or entity who has possession or control of the above described property, other than Ruby Dawkins Yessick.



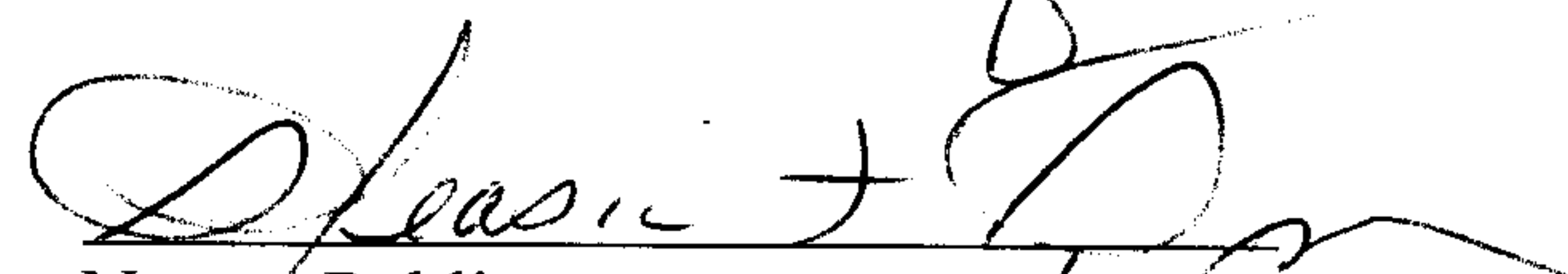
20110224000063730 11/11 \$126.00
Shelby Cnty Judge of Probate, AL
02/24/2011 01:36:37 PM FILED/CERT

FURTHERMORE, the Affiant saith naught.


Barbara A. Logan

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that **Barbara A. Logan**, whose name is signed to the foregoing Affidavit, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Affidavit, he/she executed the same voluntarily on the 23rd day of Feb, 2011.


Notary Public
My Commission Expires: 9/3/2014