

**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:

Michael D. Yessick

(Address) 1113 4th Avenue SW

Alabaster, AL 35007

MINIMUM VALUE: \$50,000.00

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:

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.

SOURCE OF TITLE: DEED BOOK 141, PAGE 127.

Shelby County, AL 02/24/2011
State of Alabama
Deed Tax: \$50.00

Raymond Edgar Yessick died intestate on or about January 10, 2011, and all of his heirs and next of kin hereby join in this conveyance and acknowledge and confirm the facts set forth within their Heirship Affidavit, recorded in the Office of the Probate Judge, Shelby County, Alabama, at Instrument Number 20110224000063730.

Further authority of this conveyance is established by Disinterested Party Affidavits, recorded in the Office of the Probate Judge, Shelby County, Alabama, at Instrument No. 20110224000063730 and and at Instrument No. 20110224000063730, respectively, the facts stated therein being incorporated herewith, as though fully set out herein.

Raymond Yessick, during the term of his life, was also known as "Raymond Edgar Yessick", and is one and the same person as referenced within the aforementioned source of title.

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.

MAJ
Notary Public
My commission expires: 8/13/13