



**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:

Edythe Anderson

(Address) 1339 Highway 89

Montevallo, AL 35115

MINIMUM VALUE: \$20,000.00

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, **EDYTHE ANDERSON, an unmarried woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **SHERRY A. YESSICK and CLIFFORD M. ANDERSON, 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:

Parcel One:

Commencing at the NE corner of SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 7, Township 24, Range 13 East, and run thence Westerly along the North boundary of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 256 feet to the center of the Enon Baptist Church road, which said point is the point of beginning of the lot herein described and conveyed, thence southerly along the center of said Enon Baptist Church road a distance of 340 feet; thence West and parallel with the North boundary of said forty acre tract a distance of 136 feet to the East margin of the Enon Baptist Church property; thence Northerly along the East margin of said Enon Baptist Church property 100 feet to the NE corner of said Enon Baptist Church property; thence Westerly along the North boundary of said Enon Baptist Church property 350 feet, thence Northerly 240 feet, more or less, to a point on the North boundary of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$, which said point is 350 feet West of the beginning point; thence Easterly along the North boundary of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ 350 feet to point of beginning.

Parcel Two:

A parcel of land in the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 7, Township 24, Range 13 East, more particularly described as follows: Commencing at the SE corner of NE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 7 Township 24, Range 13 East and run thence Westerly along the South boundary of said NE $\frac{1}{4}$ of NW $\frac{1}{4}$ 256 feet to the center of the Enon Baptist Church road, which said point is the point of beginning of the lot herein described and conveyed; thence Westerly along the South boundary of said NE $\frac{1}{4}$ of NW $\frac{1}{4}$ to the West margin of said Enon Church road; thence continue Westerly along said South boundary of said NE $\frac{1}{4}$ of NW $\frac{1}{4}$ 210 ft; thence Northerly and perpendicular to said South boundary of said NE $\frac{1}{4}$ of NW $\frac{1}{4}$ 150 ft; thence Easterly and parallel with said South boundary of said NE $\frac{1}{4}$ of NW $\frac{1}{4}$ 210 feet more or less to the center of said Enon Church road; thence Southerly along the center of said road 150 ft. more or less to point of beginning.

20111219000383840 2/2 \$35.00
Shelby Cnty Judge of Probate, AL
12/19/2011 02:10:42 PM FILED/CERT

LESS AND EXCEPT any portion of said property lying within a public roadway.

SOURCE OF TITLE: Deed Book 169, Page 63.

RESERVATION OF LIFE ESTATE: GRANTOR DOES HEREBY RESERVE A LIFE ESTATE IN AND TO THE REAL PROPERTY HEREIN CONVEYED, FOR AND DURING THE TERM OF HER OWN LIFE.

GRANTOR IS THE SURVIVING GRANTEE UPON THE DEED SET FORTH WITHIN THE ABOVE REFERENCED SOURCE OF TITLE, WILBERT L. ANDERSON HAVING DIED ON OR ABOUT OCTOBER 13, 2011.

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 15th day of Dec., 2011.

Edythe Anderson
EDYTHE ANDERSON

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **EDYTHE ANDERSON**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of Dec., 2011.

[Signature]
Notary Public
My commission expires: 08/13/13