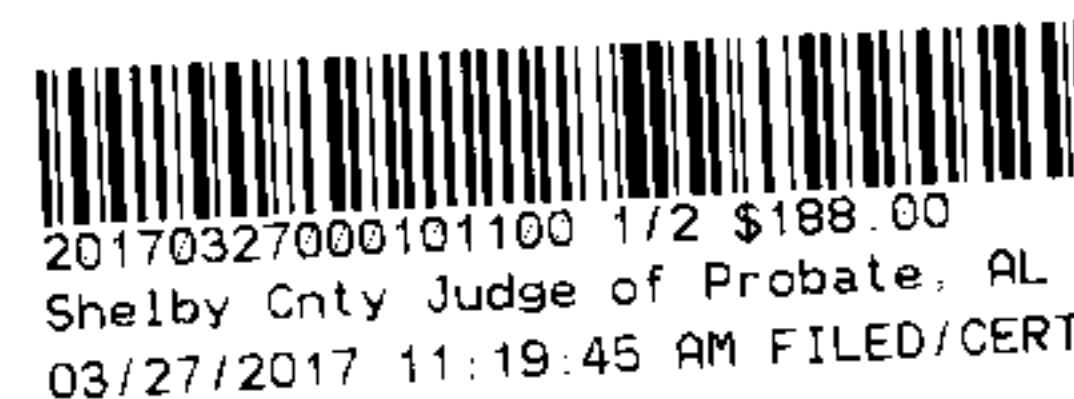


**This instrument was prepared by  
but a closing not handled by:**

**Roy M. Johnson, III  
P.O. Box 499  
Hayden, Alabama 35079  
(205) 647-9400**

**Send Tax Notice To:  
Rebecca Hester Yancey**

**Timothy Yancey**  
2025 Grandview Trail  
Warrior, AL 35180



**Fair Market Value: \$** 170,000.00

**QUITCLAIM DEED, JOINT TITLE WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,** That for and in consideration of the sum of Ten Dollars (\$10.00), and love and affection, including a bargained-for promise, from the Grantees, to care for the Grantor, Joyce Hester, and provide for her needs, in good faith, for as long as the Grantees, Rebecca Hester Yancey and husband, Timothy Yancey, are able to do so, in hand paid to the undersigned, I, **Joyce Hester**, the un-remarried widow of Lunie T. Hester, Jr., who died on about the 10th day of October, 2007, hereafter referred to as **GRANTOR**, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, sells, and conveys to **Rebecca Hester Yancey** and husband, **Timothy Yancey**, hereafter referred to as **GRANTEES**, in joint title with right of survivorship, all her right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 2, according to the Survey of Ridge Point Subdivision, as recorded in Map Book 11, Page 96, in the Probate Office of Shelby County, Alabama.

Title to this real estate is transferred subject to the following restrictions:

1. The property shall be used for single family dwellings, which shall not be a mobile home, modular home or house trailer.
2. The dwelling shall be constructed with a minimum of 1,500 sq. ft. of heated area and constructed according to FHA specifications.
3. No livestock of any description shall be permitted on the premises.

The address of the property conveyed is:  
1791 Red Oak Place, Hoover, Alabama, 35244.

Shelby County, AL 03/27/2017  
State of Alabama  
Deed Tax: \$170.00

The Tax ID Number is believed to be: \_\_\_\_\_.


**PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION OR  
SURVEY. LEGAL DESCRIPTION FURNISHED BY  
GRANTOR/GRANTEES.**

**TO HAVE AND TO HOLD** to said **GRANTEES**, during their joint lives  
and upon the death of either of them, then to the survivor of them.  
forever.

Given under my hand and seal, this 15 day of March, 2017.

Roy Johnson  
Witness

Joyce Hester  
Joyce Hester, Grantor  
2025 Grandview Trail  
Warrior, AL 35180

  
20170327000101100 2/2 \$188.00  
Shelby Cnty Judge of Probate, AL  
03/27/2017 11:19:45 AM FILED/CERT

**STATE OF ALABAMA  
BLOUNT COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in  
said State, hereby certify that **Joyce Hester**, the un-remarried widow of Lunie  
T. Hester, Jr., who died on about the 10th day of October, 2007, 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 the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of March,  
2017.

James K. Higginbotham  
Notary Public  
My commission expires 11/25/18

