

This Instrument was Prepared By:  
**BRADFORD & HOLLIMAN LLC**  
John R. Holliman  
2491 Pelham Parkway  
Pelham, AL 35124  
Phone: (205) 663-0281  
Fax: (202) 663-9464

**20201103000496270**  
**11/03/2020 09:29:11 AM**  
**DEEDS 1/4**

## **WARRANTY DEED**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged, We, Julian Doyle Yessick and Josephine K. Yessick, **husband and wife** the undersigned Grantors, do grant, bargain, sell and convey our interest to **Denise Yessick, as Trustee of the Yessick Irrevocable Trust dated 10/13/2020**, Grantee, in and to the following described real property, situated in Shelby County, Alabama, viz:

**See attached Exhibit A for legal description which is hereby incorporated by reference as though fully set out herein.**

**This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.**

**TO HAVE AND TO HOLD** unto the said Grantee, her successors and assigns in fee simple, forever.

And we do, for ourselves and our heirs, executors and administrators, covenant with the said Grantee, her successors and assigns, that we are lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her successors and assigns, forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, we have hereunto set our hands and seals, this

10/13/2020.

20201103000496270 11/03/2020 09:29:11 AM DEEDS 2/4

Julian Doyle Yessick (SEAL)  
Julian Doyle Yessick

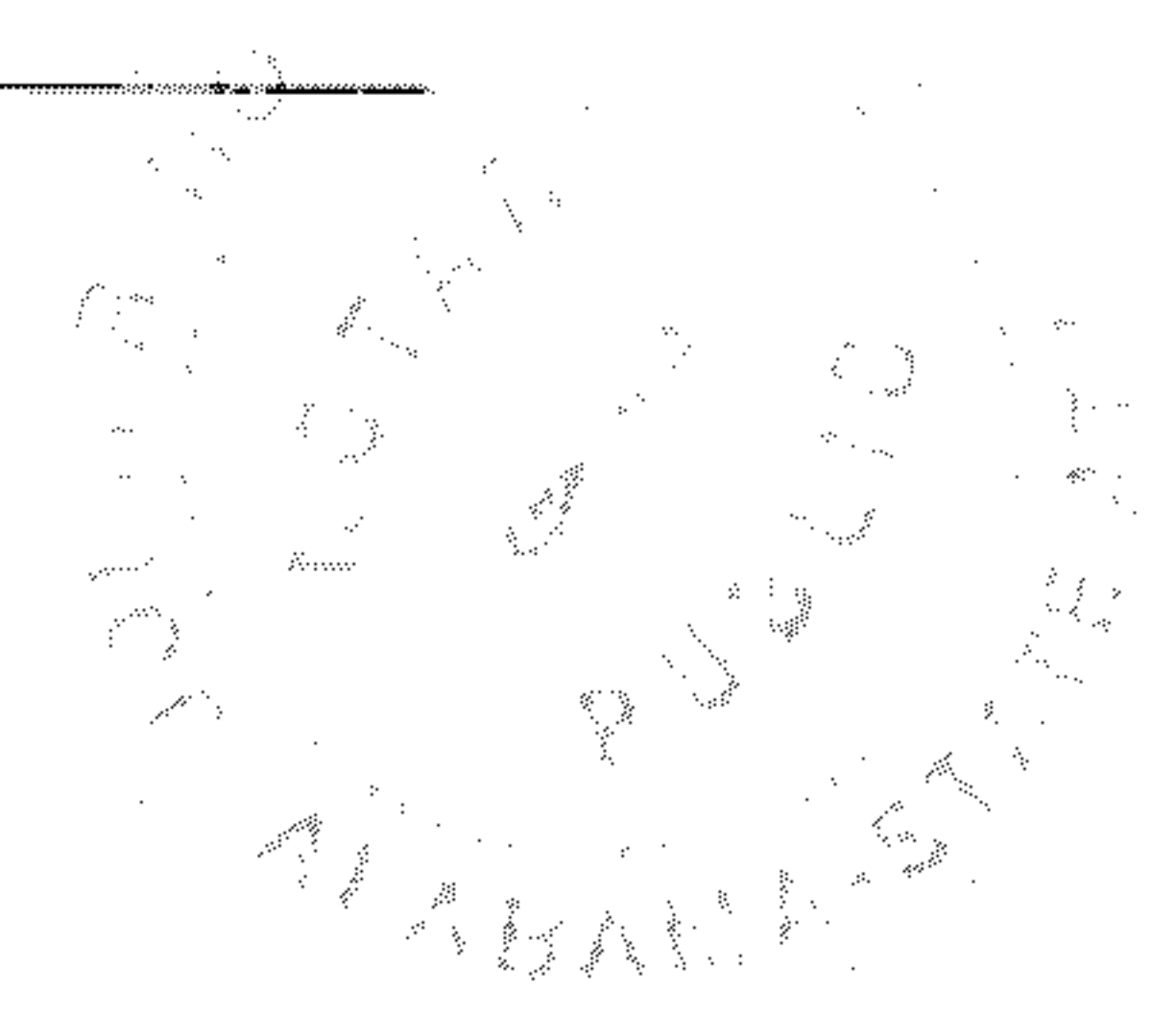
**STATE OF ALABAMA**

**COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **Julian Doyle Yessick**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 10/13/2020.

[Signature]  
Notary Public  
my com expires: 8-28-22



Josephine K. Yessick (SEAL)  
Josephine K. Yessick

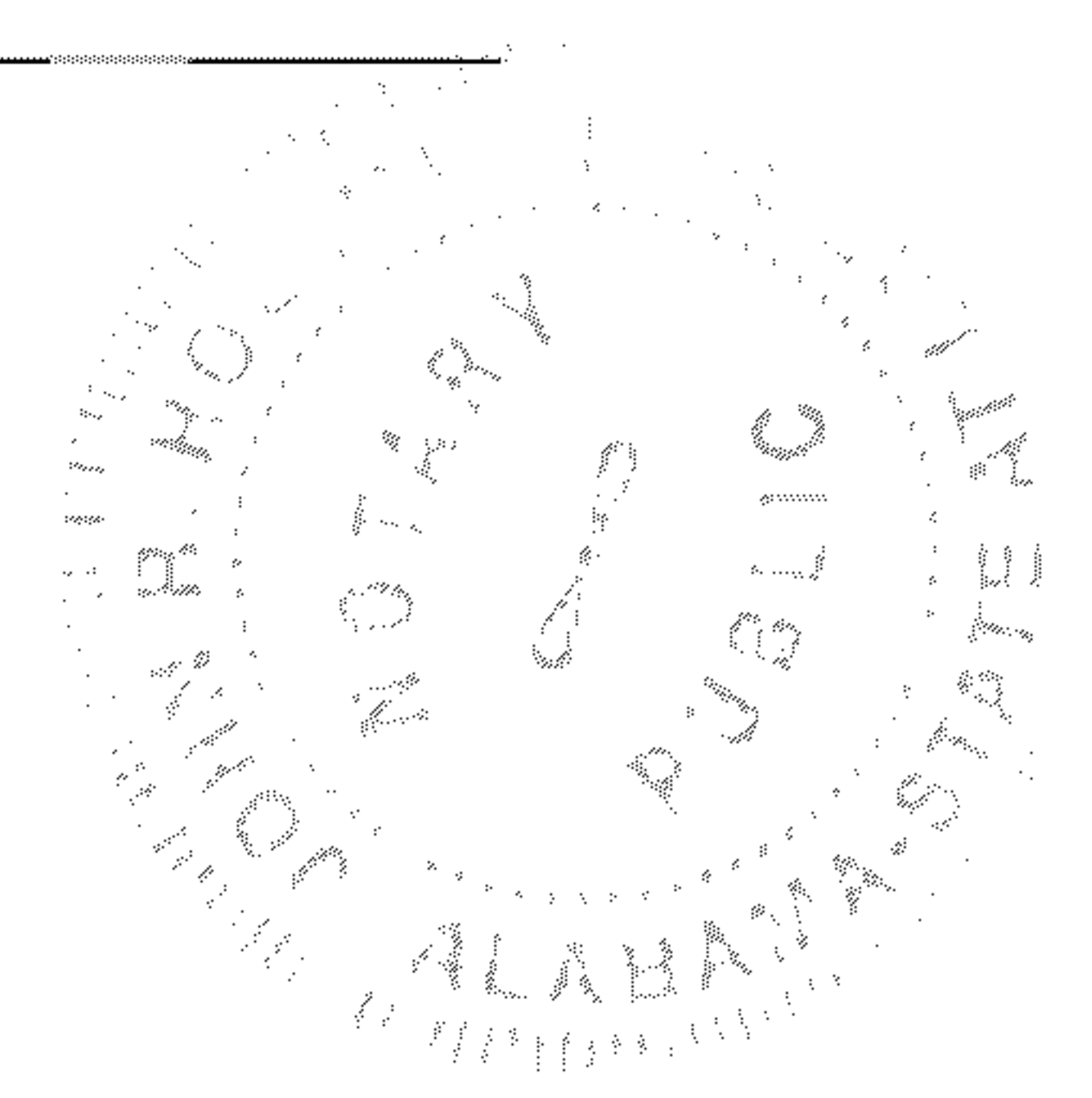
**STATE OF ALABAMA**

**COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **Josephine K. Yessick**, 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 10/13/2020.

[Signature]  
Notary Public  
my com expires:  
8-28-22



**20201103000496270 11/03/2020 09:29:11 AM DEEDS 3/4**  
**EXHIBIT A**

Tract 5, according to the survey of Fox Valley Acres, as recorded in Map Book 10 page 75 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

Restrictions, covenants and conditions as set out in instrument recorded in Map Book 10, Page 7, in the Probate Office of Shelby County, Alabama.

Transmission Line Permit to Alabama Power Company as shown in instrument recorded in Deed Book 130, Page 179 in Probate Office of Shelby County, Alabama.

Mineral and mining rights if not owned by Grantor.

Source of Title: Book 128 at Page 386

LESS AND EXCEPT:

A part of Tract 5 of Fox Valley Acres as recorded in Map Book 10, Page 75, in the office of the Judge of Probate of Shelby County, Alabama; described as follows: Commence at the Southwest corner of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama, Thence run North along the West section line 219.53 feet to a point on the North side of Shelby County Hwy. # 266 and to the point of beginning; Thence continue last course 573.49 feet, thence turn right 106 degrees 42 minutes 14 seconds and run Southeast 138.90 feet, Thence turn right 65 degrees 23 minutes 13 seconds and run Southeast 436.97 feet to a point on the North side of said highway, thence turn right 90 degrees 37 minutes 22 seconds and run Southwest along said road 273.81 feet, thence turn right 21 degrees 54 minutes 44 seconds and run Southwest along said road 129.27 feet to the point of beginning. Containing 3.0 acres. Also an easement 15 feet wide, for the purpose of ingress, egress and utilities, lying adjacent to and South of the Northerly line of the above described property, with the centerline of said easement being described as follows: Commence at the Southwest corner of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama; Thence run North along the West section line 785.19 feet to the point of beginning of said centerline; thence turn right 106 degrees 42 minutes 14 seconds and run Southeast 140.08 feet to the end of said centerline.

Source of Title: Book 136 at Page 579

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Julian Doyle & Josephine K Yessick
Mailing Address 676 Fox Valley Road
Maylene, AL 35114

Grantee's Name Denise Yessick
Mailing Address 676 Fox Valley Road
Maylene, AL 35114

Property Address 676 Fox Valley Road
13 8 33 0 000 031.005

Date of Sale 10/13/2020
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 282,690.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale
Sales Contract
Closing Statement

Appraisal
Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 10/13/2020

Unattested

(verified by)

Print

Sign

Handwritten signature of John Holderman

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/03/2020 09:29:11 AM
\$314.00 MISTI
20201103000496270

Handwritten signature: Allison Boyd