

THIS INSTRUMENT PREPARED BY:

NAME Frank K. Bynum, Attorney
2100 - 16th Avenue, South
ADDRESS Birmingham, Alabama 35205

Send Tax Notice To:
Marshall Pickard
P. O. Box 19991
Birmingham, AL 35219

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of NINETEEN THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$19,400.00)
AND THE ASSUMPTION OF THE HEREINAFTER DESCRIBED MORTGAGE,

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,

Arthur M. Pederson and wife, Mary E. Pederson

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Marshall Pickard

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

A parcel of land situated in the Northwest 1/4 of Northwest 1/4 Section 33, Township 20
South, Range 4 West, and the Southwest 1/4 of the Southwest 1/4 Section 28, Township 20
South, Range 4 West, more particularly described as follows: Commence at the Southwest
corner of Section 28, Township 20, Range 4 West; thence North along the West line of
said Section 382.94 feet; thence 58 degrees 52' right 278.03 feet to the point of begin-
ning; thence continue on the last described course 241.26 feet; thence 90 degrees 01'
right 800.00 feet to the north right of way line of Shades Crest Road; thence 89 degrees
59' right along said right of way line of road 203.34 feet to the point of a curve having
a radius of 10,326.05 feet and a central angle of 0 degrees 12' 38" to the right; thence
0 degrees 06' 19" right and run along the arc of said curve 37.92 feet; thence 89 degrees
54' 41" right from chord of said curve 799.94 feet to the point of beginning.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations,
if any, of record.

\$9,000.00 of the purchase price recited above was paid from purchase money second mortgage
loan closed simultaneously herewith.

As part of the consideration herein, the grantee agrees to assume and pay the unpaid
balance of that certain mortgage to Real Estate Financing, Inc., as recorded in Real 378,
Page 370, in the Office of the Judge of Probate of Shelby County, Alabama.

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 GRANTEES,
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 noted 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 GRANTEES, their heirs and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hands(s) and seal(s), this 21
day of May, 1984.

Lindy A. Hampton (Seal)

Lindy A. Hampton (Seal)

Arthur M. Pederson (Seal)

Mary E. Pederson (Seal)

Mary E. Pederson (Seal)

STATE OF SOUTH CAROLINA
CHEROKEE COUNTY

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 JUN 26 AM 11:08

General Acknowledgment

I, THE UNDERSIGNED

hereby certify that Arthur M. Pederson and wife, Mary E. Pederson
whose name S 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 the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 21 day of May, A. D. 19 84.
My Commission Expires: 10-10-87

PM PATC-2

(SEAL)

Notary Public.