

SEND TAX NOTICE TO:

(Name) Ricky J. Pickett

(Address) 2757 Smokey Road  
Alabaster, AL 35007

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-b Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Thousand Nine Hundred Fifty and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Richard H. Posey and wife, Bonnie Sue Posey

(herein referred to as grantors) do grant, bargain, sell and convey unto

Ricky J. Pickett; Cindy D. Pickett; Donald C. Overton; Susan J. Overton; Michael Dennis and Robyn Dennis

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in  
Shelby

County, Alabama to-wit:

Lot 20, as shown on a map entitled "Property Line Map, Siluria Mills", prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965 and being more particularly described as follows: Commence at the intersection of the Southerly right of way line of Cotton Street, said right of way lines as shown on the Map of Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Southwesterly along said right of way line of 4th Avenue West for 170.69 feet; thence 74 degrees 41 minutes left and run Southerly for 55.68 feet to the point of beginning; thence continue Southerly along last stated course for 97.0 feet; thence 88 degrees 44 minutes 15 seconds left and run Easterly for 179.0 feet to a point on the West line of Cotton Street; thence 91 degrees 15 minutes 45 seconds left and run Northerly along said right of way line of Cotton Street for 60.0 feet to the beginning of a curve to the left arc of said curve and along said right of way line of Cotton Street for 37.0 feet; thence 85 degrees 43 minutes 50 seconds left from tangent of aforementioned curve and run Westerly for 178.03 feet to the point of beginning.

Subject to taxes for 1999 and subsequent years, easements, restrictions, rights of way and permits of record.

All of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 1998-49166

12/10/1998-49166  
09:59 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CRH 13.50

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 hand(s) and seal(s), this 9th day of December, 19 98

WITNESS:

\_\_\_\_\_(Seal) Richard H. Posey (Seal)  
\_\_\_\_\_(Seal) Bonnie Sue Posey (Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Richard H. Posey and Bonnie Sue Posey

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 9th day of December, A. D., 19 98

My Commission Expires: 10/16/2000

Notary Public.