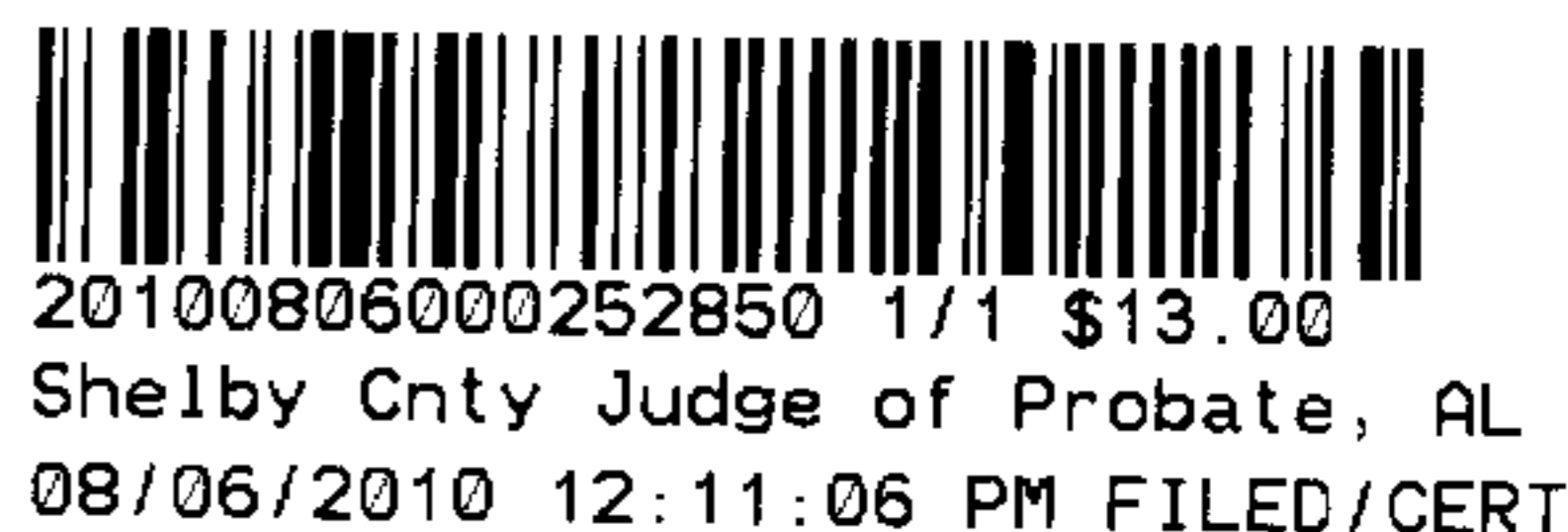


This instrument was prepared by:
(Name) Larry L. Halcomb, Attorney
(Address) 3512 Old Montgomery Highway, Suite 219
Birmingham, AL 35209

Send Tax Notice To: Cathy Gaddis
name
104 Moores Spring Road
Montevallo, AL 35115
address

WARRANTY DEED-

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:



That in consideration of **ONE HUNDRED TWENTY SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$127,500.00)**

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Billy Joe Pickett and Wife, Johnnie Pickett**

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

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

Lot 46-A, according to the Amended Map of Ammersee Lakes, First Sector, as recorded in Map Book 28, Page 98 A and B, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 2010.

Subject to easement(s), building line(s), and restriction(s) as shown on recorded map.

Subject to right of way granted to Alabama Power Company recorded in Inst. No. 2002-6367.

Subject to agreement with the City of Montevallo recorded in Inst. No. 2002-13452.

Subject to restrictions appearing of record in Inst. No. 2003-655100 and Inst. No. 2005-564250.

\$132,124.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND 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 person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 4th day of August, 2010

_____(Seal)
_____(Seal)
_____(Seal)

Billy Joe Pickett (Seal)
Johnnie Pickett (Seal)
_____(Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for the said County, in said State, hereby certify that Billy Joe Pickett and Wife, Johnnie Pickett

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 hands and official seal this 4th day of August A.D., 2010

Larry L. Halcomb Notary Public
My Commission Expires: 1/23/14