

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000

Send Tax Notice To:
BRANDON L. PICKLESIMER
LEE ANN PICKLESIMER
58 CHELSEA VILLAGE LANE
CHELSEA, AL 35043

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Three Thousand and 00/100 Dollars (\$203,000.00)* to the undersigned Grantor, JONATHAN A. SCHLENKER, AND WIFE, KATHERINE SCHLENKER (hereinafter referred to as Grantor, whose mailing address is 58 CHELSEA VILLAGE LANE, CHELSEA, AL 35043), in hand paid by the Grantees herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto BRANDON C. PICKLESIMER and LEE ANN PICKLESIMER, (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 20, ACCORDING TO THE SURVEY OF CHELSEA VILLAGE ESTATES, AS RECORDED IN MAP BOOK 13, PAGE 133, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Property address: 58 CHELSEA VILLAGE LANE, CHELSEA, AL 35043

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. BUILDING LINES AS SHOWN BY RECORDED MAP
5. EASEMENTS AS SHOWN BY RECORDED MAP
6. RESTRICTIONS AS SHOWN BY RECORDED MAP
7. MINERAL AND MINING RIGHTS INCIDENT THERETO RECORDED IN DEED BOOK 19 PAGE 204 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA
8. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 126 PAGE 52 AND DEED BOOK 226 PAGE 547 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA
9. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN REAL 285 PAGE 898 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA

10. RESTRICTIONS APPEARING OF RECORD IN REAL 322 PAGE 747 AND REAL 397
PAGE 898 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

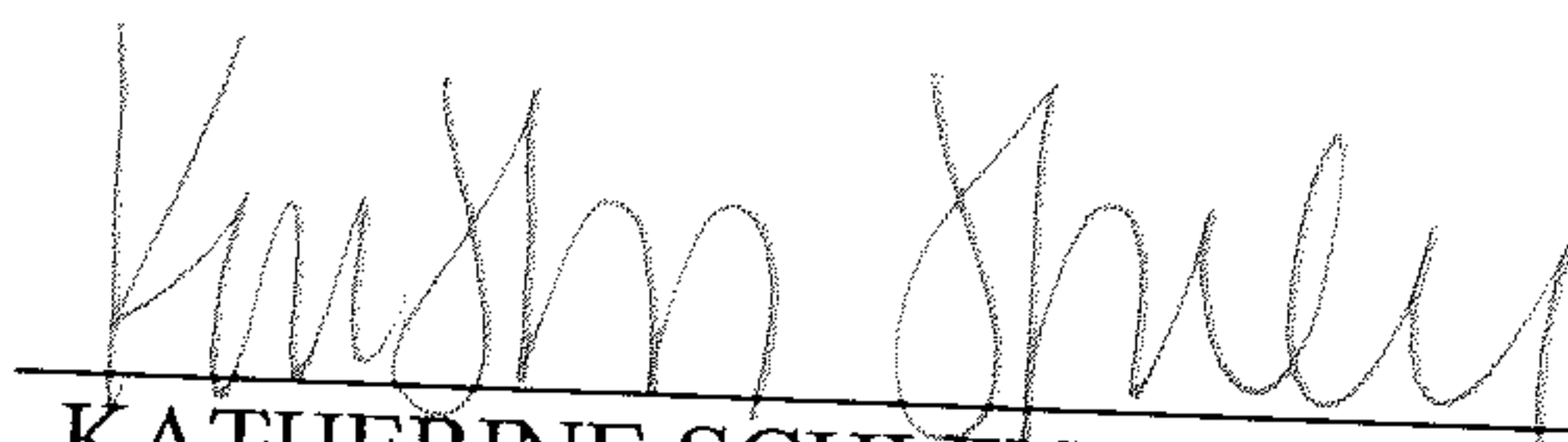
\$199,323.00 of the purchase price received above was paid from a purchase money mortgage
loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the
death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for
such survivor forever, together with every contingent remainder and right of reversion.

And said Grantor, for said Grantor, his/her heirs, executors and administrators, covenant with
said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said
premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor
has a good right to sell and convey the same as aforesaid; that Grantor will, and their 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, said Grantor has hereunto set his/her hand and seal this the 27th day
of March.



JONATHAN A. SCHLENKER


KATHERINE SCHLENKER

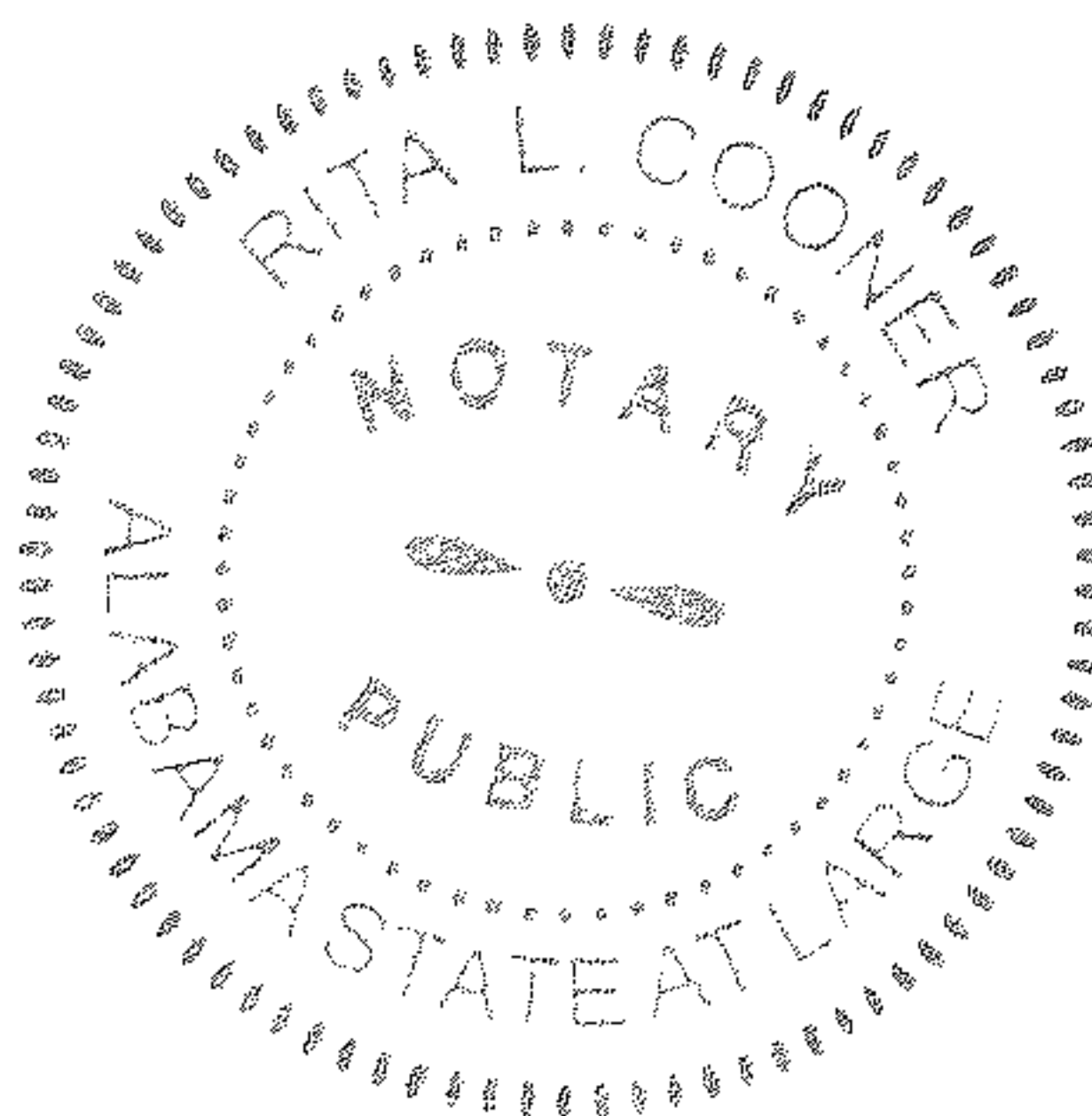
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify
that JONATHAN A. SCHLENKER AND KATHERINE SCHLENKER, whose name 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, executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 27th day of March, 2015.


NOTARY PUBLIC

My Commission Expires: 7/27/18



Real Estate Sales Validation Form

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

Grantor's Name: JONATHAN A. SCHLENKER

Grantee's Name: BRANDON L. PICKLESIMER and LEEANNE PICKLESIMER

Mailing Address: 58 CHELSEA VILLAGE LANE
CHELSEA, AL 35043Mailing Address: 58 CHELSEA VILLAGE LANE
CHELSEA, AL 35043Property Address: 58 CHELSEA VILLAGE LANE
CHELSEA, AL 35043

Date of Sale: March 27th, 2015

Total Purchase Price: (\$203,000.00)

Actual Value: \$ _____

Or

Assessor's Market Value: \$ _____

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☐ Appraisal☐ Appraisal☐ Other Tax Assessment☐ Sales Contract☒ Closing Statement

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: 3/27/15

Print: Laura L. Barnes, Closing Attorney

Unattested

Sign

Grantor/Grantee/Owner/Agent) (circle one)

Brandon C. Picklesimer

LeeAnn Picklesimer

Brandon C. Picklesimer

LeeAnn Picklesimer

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/30/2015 03:23:17 PM
\$24.00 CHERRY
20150330000099670