

Parcel I.D. #: 58-36-2-09-3-001-019

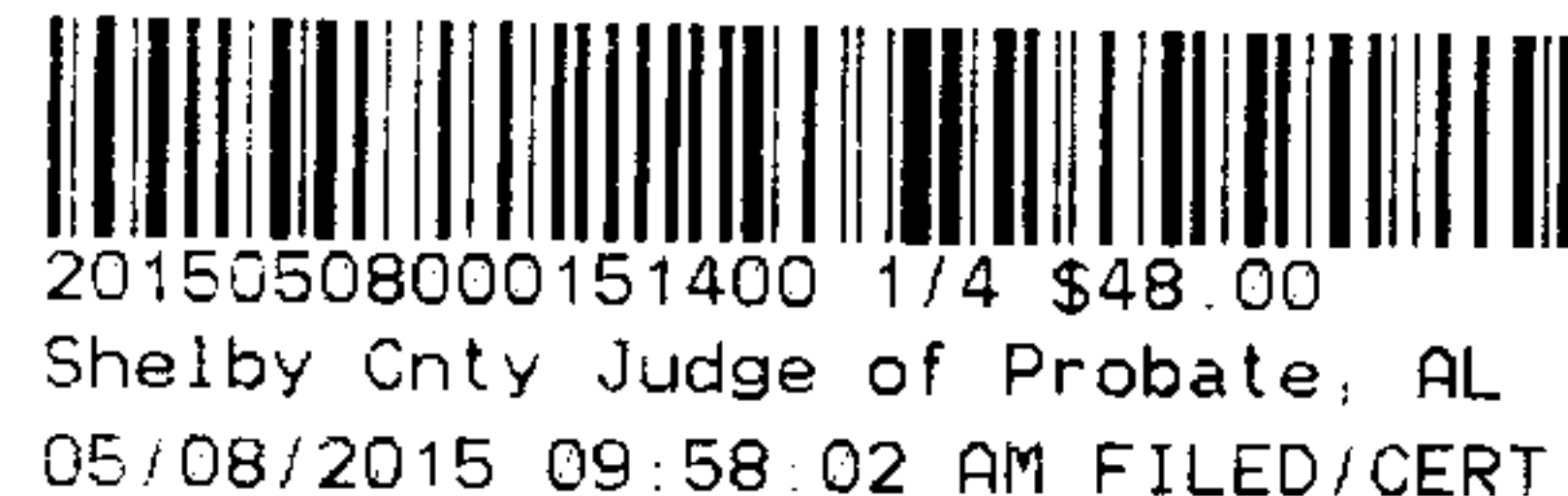
Send Tax Notice To: Ricky & Cindy Pickett  
1005 Marvel Road  
Brierfield, AL 335035

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## WARRANTY DEED

### Joint Tenancy With Right of Survivorship

STATE OF ALABAMA     )  
  )  
COUNTY OF SHELBY    )



Know all men by these presents, that in consideration of the sum of Twenty-Five Thousand Dollars and 00/100 (\$ 25,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Janet Edwards Dye, a married woman**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Ricky Pickett and Cindy Pickett, a married couple**, hereinafter known as the GRANTEE;

*A part of Lot 1, Block 3, of the Town of Birmingham Junction, as formally known, but now designated and known as the Town of Wilton, Shelby County, Alabama, all according to the survey and map of said Birmingham Junction, now designated and called the Town of Wilton, Alabama, as made by J. E. Bozeman, a civil engineer, and as shown of record in Deed Book 14, Page 239, in the record of deeds in the Probate Office of Shelby County, Alabama. Situated in Section 9, Township 24 North, Range 12 East, and which lot is more particularly described as follows:*

*Begin at the point where the South line of Birmingham Street meets the East line of Selma Street, said point being the Point of Beginning of the property described herein; Thence run South 00 degrees 12 minutes 35 seconds West a distance of 206.82 feet; Thence run North 89 degrees 24 minutes 44 seconds East a distance of 267.26 feet; Thence run North 03 degrees 15 minutes 36 seconds East a distance of 207.27 feet; Thence run South 89 degrees 24 minutes 44 seconds West a distance of 278.29 feet back to the Point of Beginning. All being situated in Shelby County, Alabama. According to the survey of Rodney Y. Shiflett, RLS # 21784, dated December 19, 2006, and known as Job # 06842.*

Subject to any and all easements, rights of way, covenants and restrictions of record.

THE ABOVE DESCRIBED REAL ESTATE DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR HEREIN.

Shelby County, AL 05/08/2015  
State of Alabama  
Deed Tax: \$25.00

20150508000151400 2/4 \$48.00  
Shelby Cnty Judge of Probate, AL  
05/08/2015 09:58:02 AM FILED/CERT

This deed was prepared with the benefit of a title search performed by Shelby County Abstract & Title Company, Inc., under policy # MV-14-21656, and a survey was not performed. The legal description was provided by the Grantor herein.

TO HAVE AND TO HOLD to the said GRANTEE 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, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 25 Day of Sept., 2014.

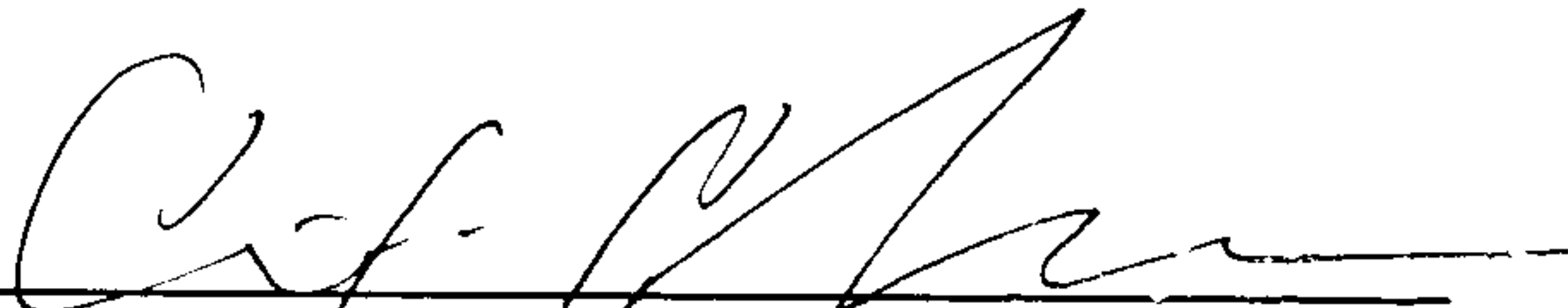
Janet Edwards Dye  
Janet Edwards Dye  
Grantor

STATE OF ALABAMA     )  
                                      )  
COUNTY OF SHELBY    )

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Janet Edwards Dye*, whose names are signed to the foregoing conveyance, and who are personally known to me, acknowledged before me and my official seal of office, that they did execute the same voluntarily


on the day the same bears date.

Given under my hand and official seal of office on this the 25 Day of Feb, 2014.

  
NOTARY PUBLIC  
My Commission Expires: 09 March, 2016

This Instrument Prepared By:

Clint C. Thomas, P.C.  
Attorney at Law  
P.O. Box 1422  
Calera, AL 35040

  
20150508000151400 3/4 \$48.00  
Shelby Cnty Judge of Probate: AL  
05/08/2015 09:58:02 AM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name Janet Dye  
Mailing Address 40 Birmingham St.  
Montevallo, AL 35115

Grantee's Name Ricky Pickett  
Mailing Address 1005 Monte Al.  
Birmingham, AL 35205

Property Address 40 Birmingham St.  
Montevallo, AL 35115

Date of Sale 9/25/14  
Total Purchase Price \$ 25,000.00  
or  
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  
☐ 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 9/25/14

Unattested

Print Janet Edwards Dye

Sign Janet Edwards Dye

(Grantor/Grantee/Owner/Agent) circle one



20150508000151400 4/4 \$48.00  
Shelby Cnty Judge of Probate, AL  
05/08/2015 09:58:02 AM FILED/CERT

Form RT-1