

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
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Birmingham, Alabama 35243
(205) 443-9027

Send Tax Notice To:
320 Comanche St.
Montevallo, AL 35115
20180119000019830
01/19/2018 02:08:08 PM
DEEDS 1/2

WARRANTY DEED

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

That, in consideration of \$150,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Cindy Pickett and Ricky Pickett a married Couple (the "Grantor", whether one or more), whose mailing address is 1005 Marrel Rd Briarfield AL 35035, do hereby grant, bargain, sell, and convey unto Tianicia Lashae Thomas (the "Grantee", whether one or more), whose mailing address is 320 Comanche Street Montevallo, AL, the following-described real estate situated in Shelby County, Alabama, the address of which is 320 Comanche Street, Montevallo, AL 35115; to-wit:

Lot 70, according to the Survey of Indian Highlands Third Addition, as recorded in Map Book 6, Page 28, in the Probate Office of Shelby County, Alabama.

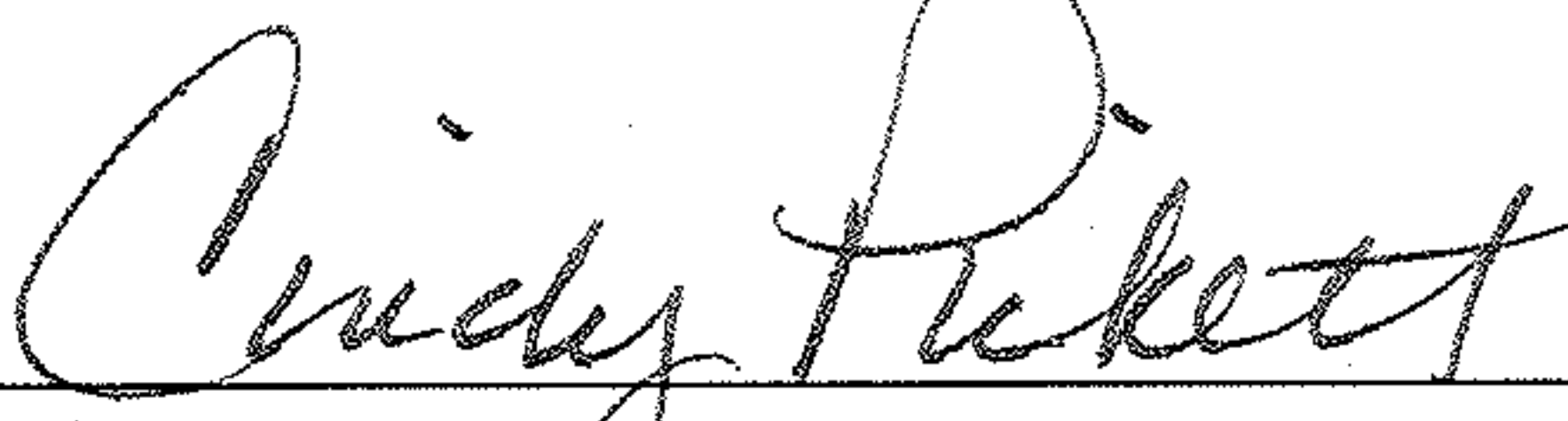
- Subject to:
- (1) ad valorem taxes for the current year and subsequent years;
 - (2) restrictions, reservations, conditions, and easements of record, if any; and
 - (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantee, its heirs, and assigns forever.


And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$151,515.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Cindy Pickett and Ricky Pickett a married Couple has/have hereunto set his/her/their hand(s) and seal(s) this 16th day of January, 2018.



Cindy Pickett

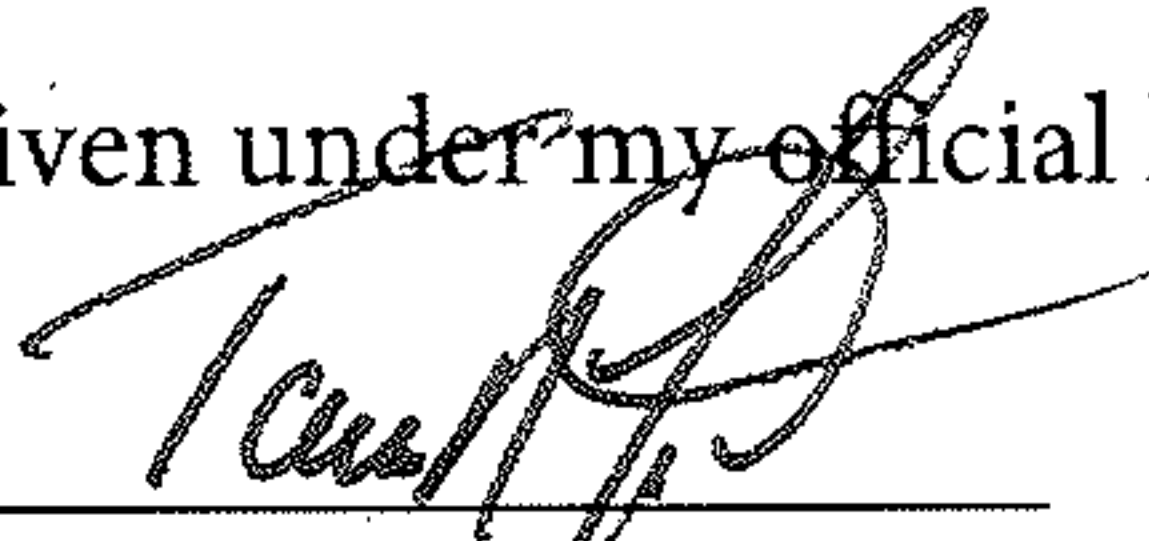


Ricky Pickett

State of Alabama
Shelby County

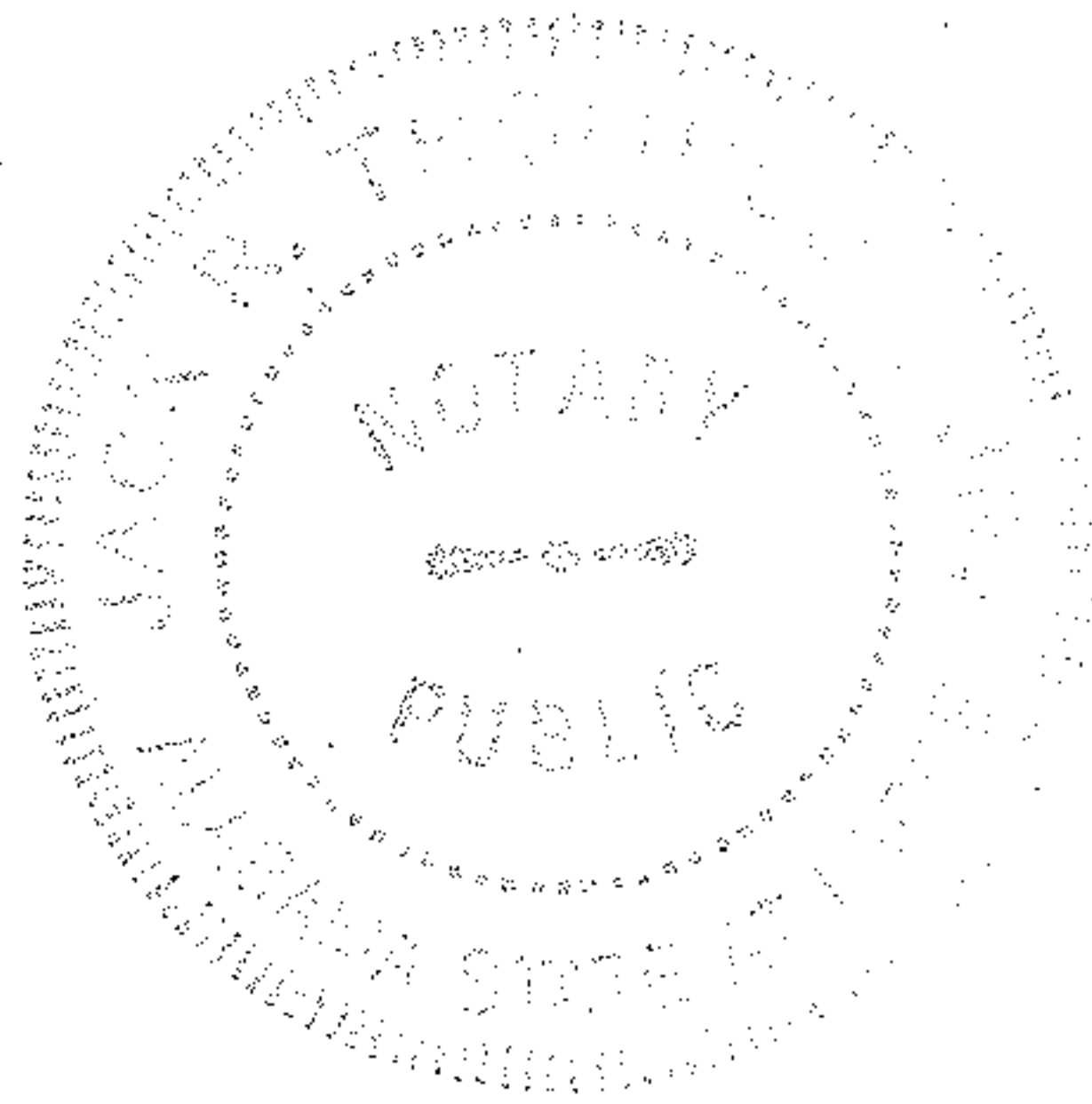
I, The Undersigned, a notary for said County and in said State, hereby certify that Cindy Pickett and Ricky Pickett, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, They executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 16th day of January, 2018.



Notary Public

Commission Expires: 10/31/2020



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/19/2018 02:08:08 PM
\$19.00 CHERRY
20180119000019830

