

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Ricky Pickett and  
Cindy Pickett  
1005 Marvel Rd  
Brierfield, AL 35035

**STATE OF ALABAMA  
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Fifty-Two Thousand and 00/100 Dollars (\$52,000.00)**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, we, **BARBARA C. GOODWIN, a married woman; CLIFFORD EARL CHANCE, a married man; DEBORAH CHANCE PLESS, a married woman** (herein referred to as Grantors) grant, bargain, sell and convey unto **RICKY PICKETT and CINDY PICKETT** (herein referred to as Grantees), the following described real estate, situated in **SHELBY County, Alabama, to-wit:**

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

**BARBARA C. GOODWIN is one and the same person as BARBARA ANN CHANCE GOODWIN.**

**DEBORAH CHANCE PLESS is one and the same person as DEBORAH SUE CHANCE PLESS.**

**This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).**

Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

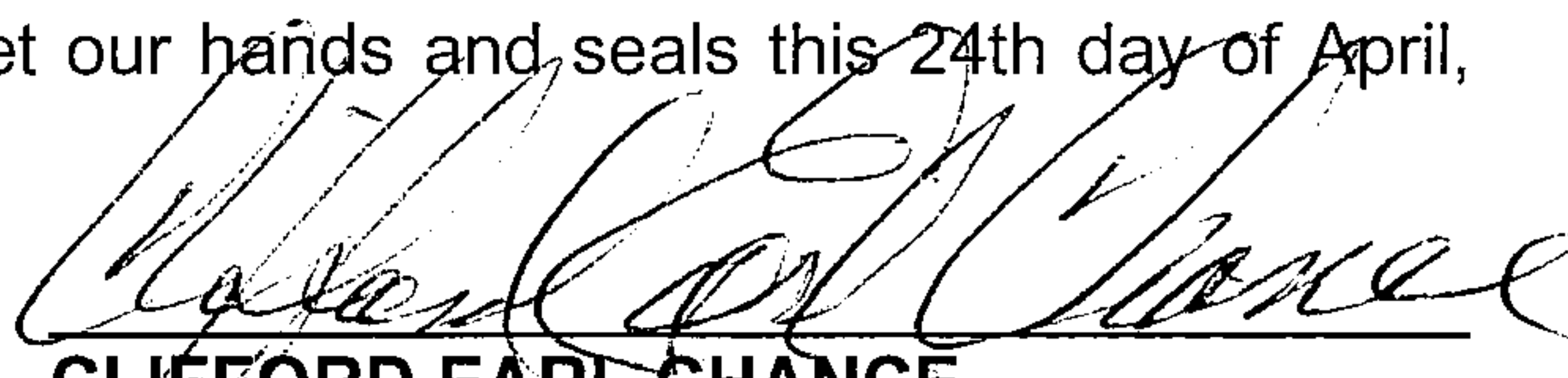
To Have and to Hold to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event 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 we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 persons.

In Witness Whereof, we have hereunto set our hands and seals this 24th day of April, 2020.

  
**BARBARA C. GOODWIN**

  
**DEBORAH CHANCE PLESS**

  
**CLIFFORD EARL CHANCE**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **BARBARA C. GOODWIN, CLIFFORD EARL CHANCE and DEBORAH CHANCE PLESS**, whose names 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of April, 2020.

**B. CHRISTOPHER BATTLES**  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
January 31, 2021

  
\_\_\_\_\_  
Notary Public

## EXHIBIT "A"

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A part of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 12, Township 21 South, Range 3 West described as follows: Commence at the NE corner of the NE  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of said Section 12, and run South 88 deg. 15 min. West 1077 feet; thence continue South 88 deg. 15 min. West 280 feet, which point is on the North line of said forty acres; thence run South 5 deg. 15 min. East a distance of 1208 feet to point of beginning of lot herein described, which point is on North margin of old paved Montgomery-Birmingham Highway; thence run North 5 deg. 15 min. West a distance of 282 feet to the South boundary of the Alabama Power Company right of Way; thence run East along the South boundary of Alabama Power Company Right of Way 178 feet; thence in a Southerly direction a distance of 318 feet to a point on the North boundary line of said Montgomery Highway, which point is 70 feet Eastwardly from the point of beginning; thence run in a Westerly direction along said highway right of way 70 feet to point of beginning.

Situated in Shelby County, Alabama.

**PARCEL NUMBER: 23-1-12-0-000-041.000**

Real Estate Sales Validation Form

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

Grantor's Name	BARBARA C. GOODWIN	Grantee's Name	RICKY PICKETT
Mailing Address	CLIFFORD EARL CHANCE 325 Hunter Ridge Ln Pell City, AL 35128	Mailing Address	CINDY PICKETT 1005 Marvel Rd Brierfield, AL 35035
Property Address	1615 Old Highway 31 Alabaster, AL 35007	Date of Sale	April 24, 2020
		Total Purchase Price \$	52,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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.

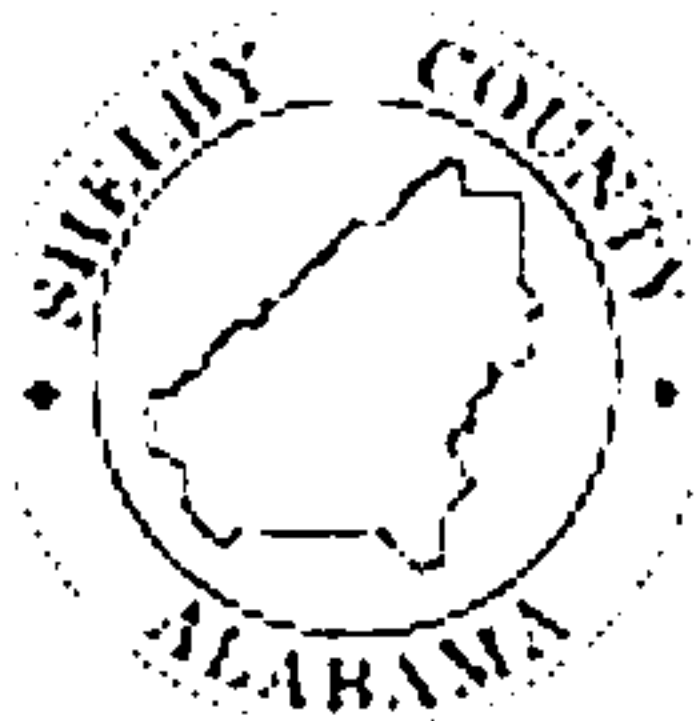
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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	Print B. CHRISTOPHER BATTLES
Unattested	Sign
(verified by)	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/06/2020 12:11:30 PM  
\$81.00 MISTI  
20200506000177470

Allen S. Bayl