

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
4450 Highway 25
Montevallo, AL 35115

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One Hundred Seventy-Five Thousand and 00/100 Dollars (\$175,000.00)**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, we, **DAN L. HOWARD, a married man and DAVID M. MINSHEW, an unmarried man** (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.

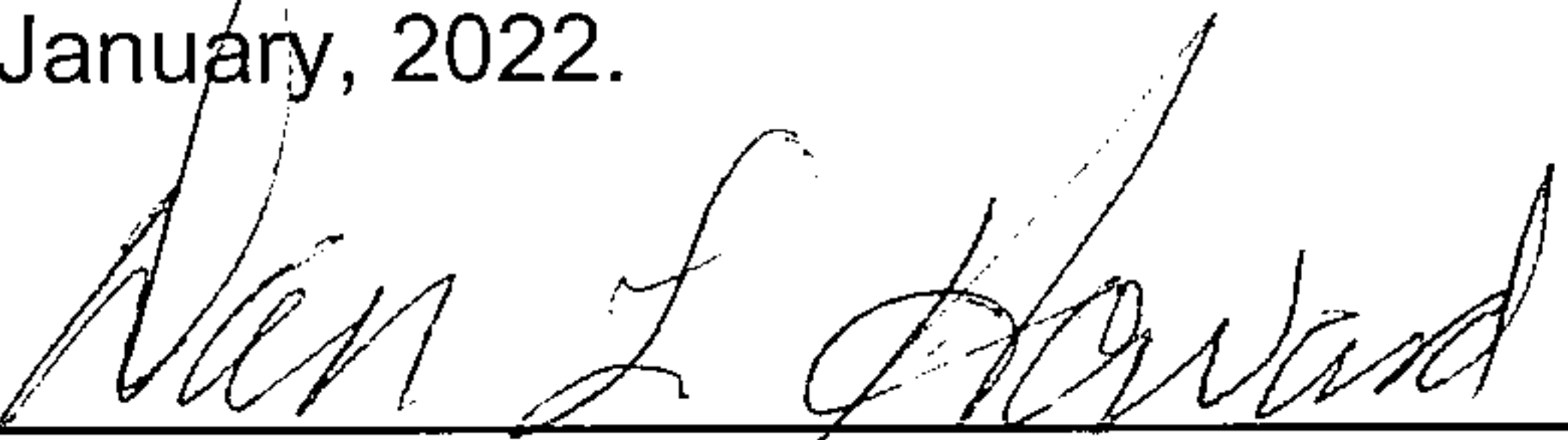
This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

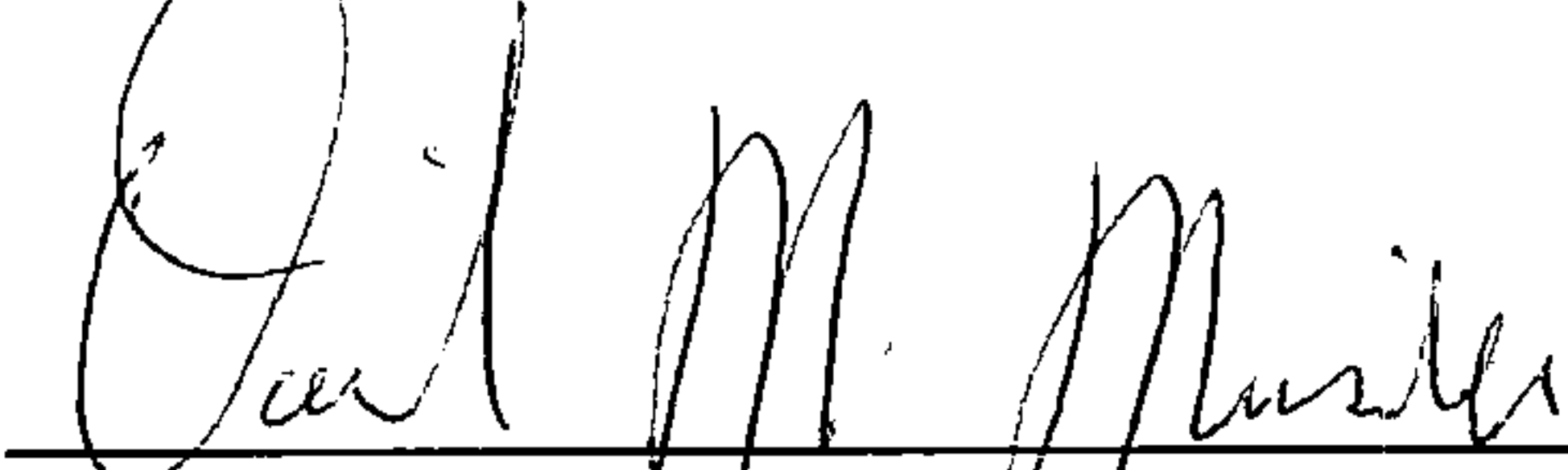
Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

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 31st day of January, 2022.


DAN L. HOWARD


DAVID M. MINSHEW

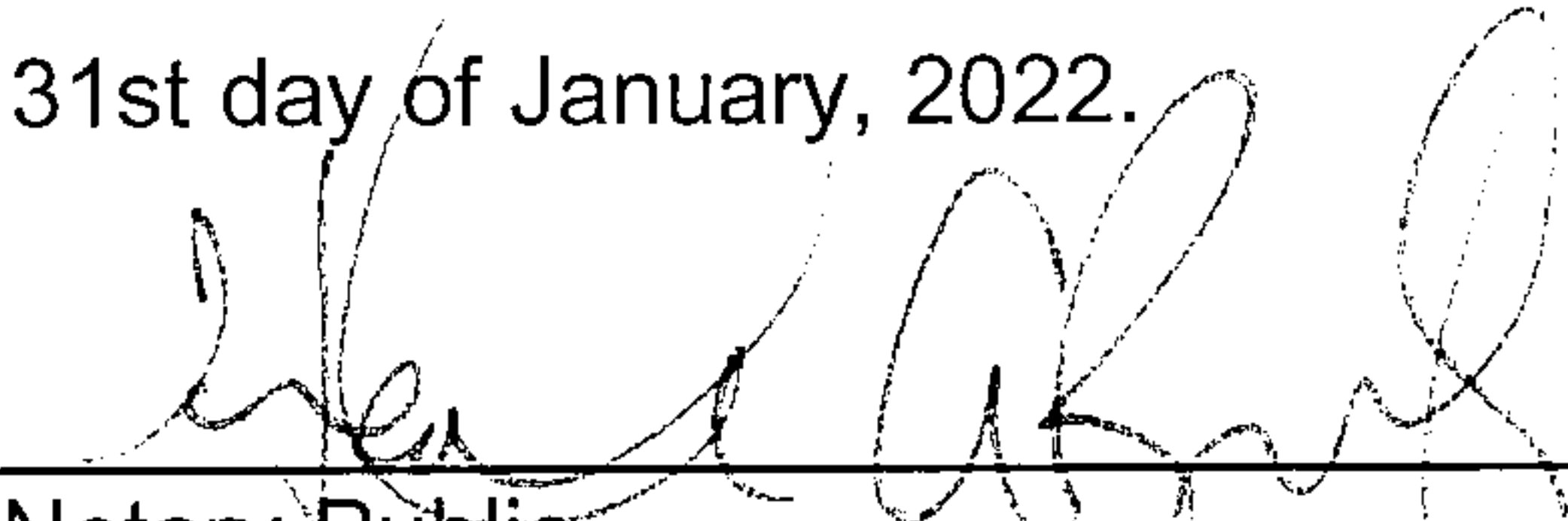
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **DAN L. HOWARD and DAVID M. MINSHEW**, 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 31st day of January, 2022.




Notary Public
My Commission Expires: 06/07/2023

Real Estate Sales Validation Form

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

Grantor's Name	DAN L. HOWARD	Grantee's Name	RICKY PICKETT
Mailing Address	DAVID M. MINSHEW	Mailing Address	CINDY PICKETT
	206 Meadowood Lane		1005 Marvel Road
	Montevallo, AL 35115		Brierfield, AL 35035
Property Address	4450 Highway 25	Date of Sale	January 31, 2022
	Montevallo, AL 35115	Total Purchase Price \$	175,000.00
		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).

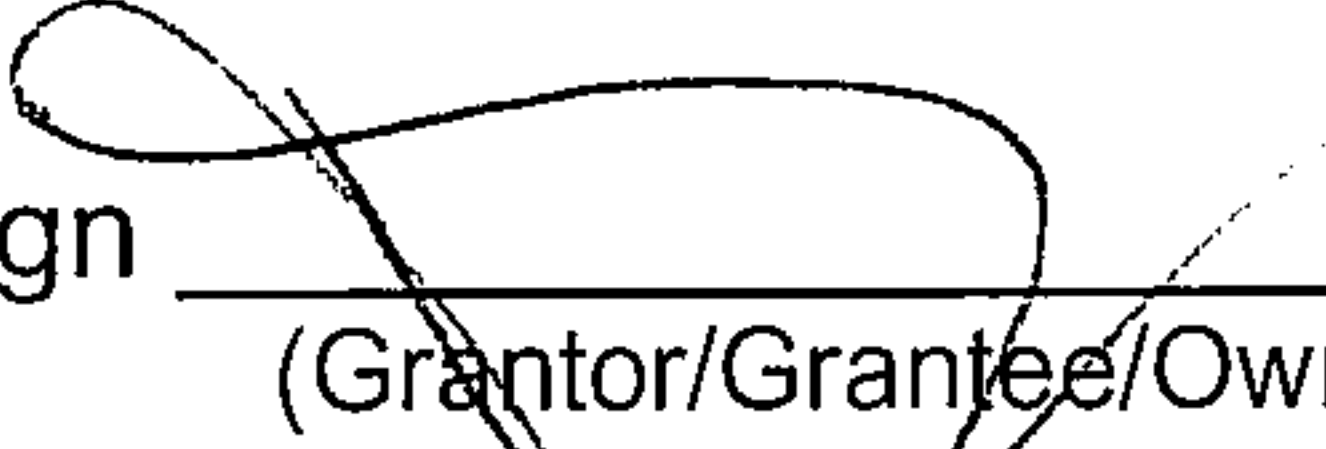
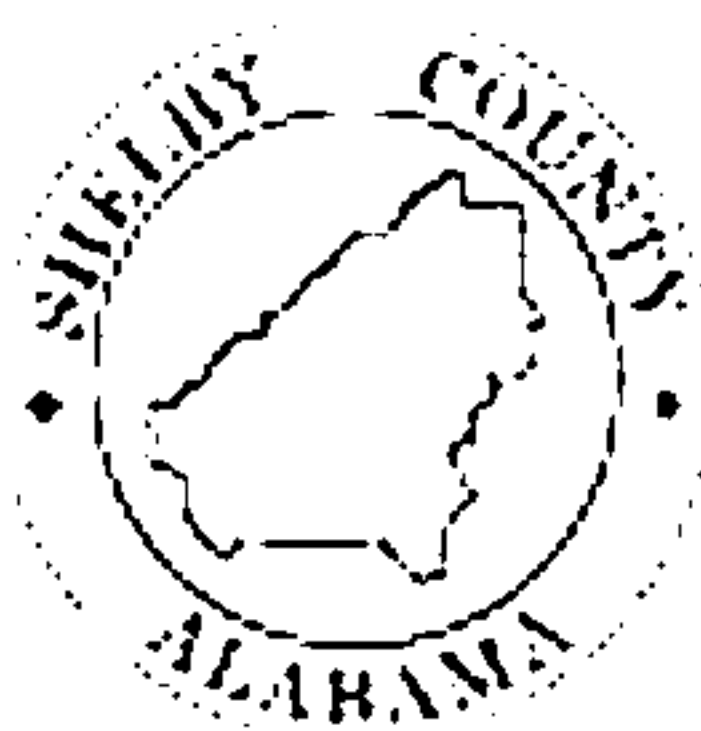
Date	January 31, 2022	Print	B. CHRISTOPHER BATTLES
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

EXHIBIT "A"

A part of Lot No. 1, of Survey of Wilson Subdivision No, 1, in the corporate limits of Montevallo, as recorded in Map Book 3 page 62, in the Probate Office of Shelby County, Alabama, more particularly described as follows: Commence at the southeast corner of the SE ¼ of NW ¼ of Section 3, Township 24 North, Range 12 East, said commencing point being the center of said Section; thence North 1 deg. 55 min. West along quarter line a distance of 838.6 feet to a point 30 feet from the center of Alabama State Highway 25; thence North 85 degrees 50 min. West along line 30 feet from and parallel to said center line a distance of 419.0 feet to the point of beginning; thence continuing North 85 deg. 50 min. West along said parallel line a distance of 100.0 feet to an iron pin on the East boundary of Wilson Drive; thence South 4 deg. 11 min. East along said East boundary a distance of 146.0 feet to an iron pin; thence North 85 deg. 49 min. East a distance of 100.00 feet to an iron pin; thence North 4 deg. 08 min. West a distance of 132.82 feet to an iron pin and the point of beginning; being situated in Shelby County, Alabama. Less and Except the Roadway Right-of-Way described in Book 397, Page 109.

TAX PARCEL NUMBER: 36-2-03-2-003-032.000



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/04/2022 08:02:24 AM
\$203.00 JOANN
20220204000051060

Allie S. Bayl