

This instrument was prepared by

(Name) WILLIAM J. WYNN, ATTORNEY AT LAW
 1285-E Hueytown Road
 (Address) Hueytown, Alabama 35023



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
 Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR- 1575

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS, 1500000

That in consideration of SEVENTY-TWO THOUSAND FOUR HUNDRED NINETY-SIX AND 03/100 DOLLARS

(\$57,496.03 of the above consideration being in the form of a mortgage assumed) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, SCOTT J. BROOME, JR., and wife, KATHY BROOME

(herein referred to as grantors) do grant, bargain, sell and convey unto

TERRY W. PICKETT and SUSAN G. BAKER,

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 11, according to the Survey of Shannon Glen, as recorded in Map Book 7, Page 94, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1982.
2. Building setback lines, utility easements, transmission line permits, and restrictive covenants and conditions of record.
3. Mortgage to Molton, Allen & Williams, Inc., recorded in Mortgage Book 394, Page 578, in said Probate Office, which Grantees assume and agree to pay.

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 of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 hand(s) and seal(s), this 9th day of April, 1982

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

DEED WAS FILED

(Seal)

Deed TAX 15.00

Rec 1.50

Jud 1.00

1982 APR 14 AM 8:50

(Seal)

James A. Shoultz, Jr.

JUDGE OF PROBATE

(Seal)

Scott J. Broome, Jr.

SCOTT J. BROOME, JR.

(Seal)

Kathy Broome

KATHY BROOME

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SCOTT J. BROOME, JR., and wife, KATHY BROOME 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of April, A. D. 1982

Form 1A-32

Notary Public.

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