

This instrument was prepared by

This instrument prepared without examination of title or certification as to correctness of legal description.

(Name) Wade H. Morton, Jr., Attorney at Law

(Address) P O Box 1227, Columbiana, Alabama 35051

Form 1-1-8 Rev. 1-88

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE THOUSAND and NO/100 (\$3,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

JAMES P. PICKETT, an unmarried man,

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

WILLIAM D. PICKETT and wife, PEARL B. PICKETT,

(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:

That part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, Township 22 South, Range 4 West, Shelby County, Alabama, described as follows: Commencing at the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, and run thence West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 105 feet, more or less, to the point of beginning; thence run North for 446 feet, more or less, to the South right-of-way line of Shelby County Highway 10; thence run Westerly along said right-of-way line for 550 feet, more or less, to a point; thence run South for 515.10 feet, more or less, to a point on the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section to the point of beginning. Containing 5.40 acres, more or less.

Subject to all easements and rights-of-way of record in the Office of the Judge of Probate of Shelby County, Alabama, and to ad valorem taxes for 1983 and subsequent years.

The Grantor herein is vested with an undivided one-third (1/3) interest in and to the above described real estate under and by virtue of inheritance through intestate succession from his father James T. Pickett, deceased, and from his mother Kadie Viola H. Pickett a/k/a Ola Pickett, deceased, as is shown, in part, by the administration of the Estate of said Ola Pickett in the Probate Court of Shelby County, Alabama, Case No. 19-53. It is the Grantor's intent by this deed to convey to the Grantees herein all of his right, title and interest in and to all real estate in Shelby County, Alabama inherited through intestate succession from his aforesaid father and mother, whether or not the same is correctly described by this deed.

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, I have hereunto set my hand(s) and seal(s), this 31st day of MAY, 1983.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 JUL -6 AM 11:49

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General Acknowledgment

I, the undersigned (GEORGE SIDORIS) Notary Public in and for said County, in said State, hereby certify that James P. Pickett, an unmarried man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of MAY, A. D., 1983.

Rt. 4 - Box 199
Monticello

George Sidoris
Notary Public.