

SHELBY COUNTY ABSTRACT & TITLE CO., INC.P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130(Name) Eva Jane Carroll
10706 Highway 17
(Address) Maylene, AL 35114

This instrument was prepared by

(Name) Courtney Mason & Assoc., PC
P O BOX 360187
(Address) Birmingham, AL 35236-0187

Form 1-1-27 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 22.00That in consideration of Forty Eight Thousand Five Hundred and no/100ths-----\$48,500.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Roscoe T. Pickett, a single individual, George D. Pickett, a married man, Kathy G. Lowe, a married woman and Teresa L. Goad a single individual, Heirs of Roscoe Pickett who died on or about 2-22-79 and Gladys Pickett who died on or about 8-22-92 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Eva Jane Carroll, a single individual

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the intersection of the South line of the South 1/2 of the Northwest 1/4 of Section 21, Township 21 South, Range 3 West and the West right of way of Shelby County Highway No. 17; thence run North along the West right of way for a distance of 258.00 feet to the point of beginning; thence turn an angle to the left of 79 degrees 13 minutes 08 seconds and run West for a distance of 189.87 feet; thence turn an angle to the left of 95 degrees 07 minutes 08 seconds and run South for a distance of 196.91 feet; thence turn an angle to the left of 112 degrees 00 minutes 57 seconds and run Northeast for a distance of 214.63 feet to a point on the west right of way of Shelby County Highway No. 17; thence turn an angle to the left of 73 degrees 38 minutes 47 seconds and run North along the said West right of way for a distance of 100.00 feet to the point of beginning. Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, setback lines and rights of way, if any, of record.

\$35,247.75 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Subject property is not the homestead of the Grantor herein as defined by the Code of Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 22nd day of August, 1994.

Kathy G. Lowe (Seal)
Kathy G. Lowe
Teresa L. Goad (Seal)
Teresa L. Goad (Seal)

Roscoe T. Pickett (Seal)
Roscoe T. Pickett
George D. Pickett (Seal)
George D. Pickett (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 Roscoe T. Pickett, a single individual, George D. Pickett, a married man, Kathy G. Lowe, a married woman and Teresa L. Goad, a single individual, Heirs of Roscoe Pickett and Gladys Pickett 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 22nd day of August, A. D., 1994.
COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES 3-5-95

Notary Public.