

This instrument was prepared by

/ Mitchell A. Spears

ATTORNEY AT LAW

143 Main, P.O. Box 91

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to: Tami S. Pickett and
(Name) Johnny Baird Pickett

(Address) 245 Strother St.
Montevallo, AL 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-One Thousand, Five Hundred Eight and 00/100, (\$41,508.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Donald Y. Stonicher and wife, Jean O. Stonicher
(herein referred to as grantors) do grant, bargain, sell and convey unto
Tami S. Pickett and husband, Johnny Baird 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, the following described real estate situated in SHELBY County, Alabama to-wit:

Lots 24 and 25, Block D, according to the plat of Wilmont Subdivision, as recorded in Map Book 3 page 124 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Property taxes for 1995 and subsequent years.

Mineral and mining rights are not insured.

Building setback line of 35 feet reserved from Strother Street as shown by plat.

Restrictions, limitations and conditions as set out by Map Book 3 page 124 in Probate Office.

Transmission Line Permit granted to Alabama Power Company as shown by instrument recorded in Deed Book 101 page 170 in Probate Office.

Restrictions, covenants and conditions as shown by instrument recorded in Deed Book 322 page 273 in Probate Office.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEES HEREIN, ON EVEN DATE HERewith,
IN FAVOR OF MERCHANTS & PLANTERS BANK, IN THE SUM OF \$52,000.00.

10/17/1995-29660
01:10 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

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 for such survivor 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 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 13th day of October, 19 95.

WITNESS

(Seal)

(Seal)

(Seal)

Donald Y. Stonicher

Jean O. Stonicher

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Donald Y. Stonicher and wife, Jean O. Stonicher 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 13th day of October, A.D., 19 95

My Commission Expires: 9/97

Notary Public

Inst # 1995-29660