

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:
(Name) _____

(Address) _____
245 Strother Street
Montevallo, AL 35115

Tami S. Pickett and

Johnny Baird Pickett

MINIMUM VALUE: \$1,000.00

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar, (\$1.00) and other good and valuable consideration 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 22 and 23, Block D, according to the survey of Wilmont Subdivision, recorded in Map Book 3, Page 124 in the Shelby County Probate Office.
Situated in Shelby County, Alabama.

SUBJECT TO:

Building setback lines and public easements 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 set out in Deed 101 page 170 in Probate Office.

Restrictions, covenants and conditions as set out by Deed 322 page 273 in Probate Office.

Inst # 1996-05343

02/20/1996-05343
09:45 AM 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 16th day of February, 19 96

WITNESS

(Seal)

Donald Y. Stonicher (Seal)
Donald Y. Stonicher

(Seal)

Jean O. Stonicher (Seal)
Jean O. Stonicher

(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 name s 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 16th day of February, A.D. 19 96

5-17-99

My Commission Expires

Mitchell A. Spears
Notary Public