

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: Johnny Baird Pickett

(Name) and Tami S. Pickett

(Address) 130 Mission Circle
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 Fifty THOUSAND EIGHT HUNDRED NINETY ONE and 60/100 (\$50,891.60)-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

JOHNNY BAIRD PICKETT and wife, TAMI S. 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:

Lot 13, in Block 3, according to the Survey of Mission Hills, Second Sector, as recorded in Map Book 6, Page 114, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

SUBJECT TO:

Taxes for 1997 and subsequent years.

35 foot building line as shown on recorded map.

7.5 foot easement on north, south and east sides of lot as shown on recorded map.

Restrictions as shown on recorded map.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

PURCHASE MONEY FIRST MORTGAGE IN FAVOR OF MERCHANTS & PLANTERS BANK IN THE SUM OF \$83,339.12 EXECUTED ON EVEN DATE HERewith.

Inst # 1996-34441

10/15/1996-34441
02:32 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 9th day of October, 19 96.

WITNESS

(Seal)

(Seal)

(Seal)

Donald Y. Stonicher
DONALD Y. STONICHER (Seal)

Jean O. Stonicher
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 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 October A.D. 19 96

My Commission Expires 9/97

[Signature]
Notary Public

Inst # 1996-34441