

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: Roy Wayne Pickett and Teresa  
(Name) J. Pickett  
(Address) 262 Hwy. 22  
Montevallo, AL 35115

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, ROY WAYNE PICKETT and wife, TERESA JOAN PICKETT, AND SHEILA ANN ALLEN, a married woman (herein referred to as grantors) do grant, bargain, sell and convey unto ROY WAYNE PICKETT and wife, TERESA JOAN 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:

Begin at the SE corner of the SE 1/4 of NE 1/4 of Section 2, Township 22, Range 4 West, and run along said forty line eleven hundred sixteen feet to center of the Old Columbiana and Tuscaloosa public road, thence west up said road a distance of three hundred ten feet this being the point of beginning. Thence run due south 135 feet, thence west 75 feet, thence north 135 feet, thence east 75 feet to point of beginning, containing one half acre more or less. The mineral rights are expressly reserved by the Southern Mineral Land Company.

Commencing at the North East corner of Section Two (2), Township Twenty-Two (22), South of Range Four (4) West, and due South to the center of the Old Columbiana and Tuscaloosa Public Road, thence Westward along center of said road to the northwest corner of the Roy Pickett Lot, this being the point of beginning. Thence on Westward along center of said road 210 feet, thence South 210 feet, thence Eastward 210 feet, thence due North 210 feet to point of beginning, containing one acre more or less. All mining and mineral rights are reserved.

SUBJECT TO:

Original Mortgage to Transamerica Finance Corporation, which was subsequently assigned to Household Finance Corporation, which has a current outstanding balance of approximately \$6,000.00.

EXHIBIT "H-1" IS ATTACHED HERETO AS THE HEIRSHIP AFFIDAVIT, SAME OF WHICH IS INCORPORATED HERewith, AS THOUGH FULLY SET OUT HEREIN.

THE REAL ESTATE HEREIN DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF SHEILA ANN ALLEN, NOR THAT OF HER SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

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.

WITNESS WHEREOF, WE have hereunto set  
19 98

OUR hand(s) and seal(s), this 7<sup>th</sup>

NOTARY PUBLIC  
SHELBY COUNTY  
JUDGE OF PROBATE  
14.50  
1998-01339

(Seal)

(Seal)

(Seal)

Roy Wayne Pickett (Seal)  
TERESA JOAN PICKETT (Seal)  
SHEILA ANN ALLEN (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 Roy Wayne Pickett, Teresa Joan Pickett and Sheila Ann Allen

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 7<sup>th</sup> day of January A.D. 19 98

My Commission Expires 9/98

Notary Public

EXHIBIT H-1

STATE OF ALABAMA )  
COUNTY OF SHELBY )

HEIRSHIP AFFIDAVIT

On this 7<sup>th</sup> day of January, 1998, before me personally appeared Roy Wayne Pickett, Sheila Ann Allen, and Charles A. Goggins (as a disinterested party to this Affidavit and conveyance associated herewith), who being by me duly sworn, and on oath said Affiants did say that such Affiants are familiar with the family history of Roy Clayton Pickett, who was also known as Roy C. Pickett and Roy Pickett, during his lifetime, and Alma Ruth Pickett, to state as follows:

1. Alma Ruth Pickett died intestate on or about May 31, 1993, at Shelby Medical Center, located in Shelby County, Alabama, while residing within Shelby County, Alabama, on May 31, 1993.

2. Roy Clayton Pickett, also known as Roy C. Pickett and Roy Pickett, which names were used interchangeably by said individual, during his lifetime, died intestate on August 24, 1995 at Shelby Medical Center, located within Shelby County, Alabama, while residing within Shelby County, Alabama.

3. Upon the date of decease of Alma Ruth Pickett and Roy Clayton Pickett, the parties were seized of certain property located within Shelby County, Alabama, hereinafter described as follows:

Begin at the SE corner of the SE 1/4 of NE 1/4 of Section 2, Township 22, Range 4 West, and run along said forty line eleven hundred sixteen feet to center of the Old Columbiana and Tuscaloosa public road, thence west up said road a distance of three hundred ten feet this being the point of beginning. Thence run due south 135 feet, thence west 75 feet, thence north 135 feet, thence east 75 feet to point of beginning, containing one half acre more or less. The mineral rights are expressly reserved by the Southern Mineral Land Company.

Commencing at the North East corner of Section Two (2), Township Twenty-Two (22), South of Range Four (4) West, and due South to the center of the Old Columbiana and Tuscaloosa Public Road, thence Westward along center of said road to the northwest corner of the Roy Pickett Lot, this being the point of beginning. Thence on Westward along center of said road 210 feet, thence South 210 feet, thence Eastward 210 feet, thence due North 210 feet to point of beginning, containing one acre more or less. All mining and mineral rights are reserved.

4. At the time of the decease of both of the above designated decedents, to-wit, Alma Ruth Pickett and Roy Clayton Pickett, the said decedents were married to one another, and there were only two children born as a result of the marriage of said decedents, with no other natural or adopted children being born to said decedents, or adopted by them, and that the heirs or persons otherwise interested in the estates of said decedents are hereinafter designated as follows:

Roy Wayne Pickett, surviving son  
262 Hwy. 22  
Montevallo, Alabama 35115

Sheila Ann Allen, surviving daughter  
244 Hwy. 255  
Montevallo, Alabama 35115

Other than the heirs or persons otherwise interested in the estate of the above designated decedents, there are none.

5. Both, Roy Wayne Pickett and Sheila Ann Allen are over the age of nineteen (19) years and of sound mind.

6. There have been no probate proceedings presented to the Probate Court of Shelby County, Alabama, nor any other entity which has jurisdiction over this matter, for the purpose of probating the estates of either Alma Ruth Pickett, or Roy Clayton Pickett, and no such proceedings are anticipated.

7. All lawful debts and/or claims against the estates of Alma Ruth Pickett and Roy Clayton Pickett have heretofore been fully satisfied, with the exception of the existing mortgage against the property hereinabove described. Furthermore, the Grantees within the body of the Deed which immediately precedes this Heirship Affidavit intend to fully pay and satisfy any and all mortgage indebtedness existing against such real estate, in a timely fashion.

Roy Wayne Pickett  
Roy Wayne Pickett

Sheila Ann Allen  
Sheila Ann Allen

Charles A. Goggins  
Charles A. Goggins

STATE OF ALABAMA )  
COUNTY OF SHELBY )

Sworn to and subscribed before me this the 7<sup>th</sup> day of January,  
1998.

[Signature]  
Notary Public  
My commission expires: 9/98

Inst # 1998-01339

01/14/1998-01339  
11:07 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 14.50