

SEND TAX NOTICE TO:
Jonathan E. Balzli
4920 Highway 55
Wilsonville, Alabama 35186

This instrument was prepared by:
John A. Palmer, Attorney at Law
2050 Westdale Road, Suite C
Hoover, Alabama 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That for and in consideration of Ten Thousand Dollars and 00/100's (\$10,000.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in had paid by the grantee(s) herein, the receipt of which is hereby acknowledged, PICKETT MOBILE HOME PARK, INC., an Alabama Corporation, having offices at 8054 Highway 43, Sterrett, Alabama, (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto JONATHAN E. BALZLI, a married man, and his Wife, KIMBERLY H. BALZLI, (herein referred to as Grantees) the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of the SE 1/4 of the NW 1/4, Section 22, Township 19 South, Range 1 East; thence run North along the Eastline of said 1/4-1/4 Section a distance of 993.75 feet; thence turn a deflection angle of 90 deg. 36 min. 49 sec to the left and run a distance of 668.25 feet, to the point of beginning; thence continue in the same direction a distance of 720.00 feet; thence turn a deflection angle of 90 deg. 00 min to the left and run a distance of 200.00 feet; thence turn a deflection angle on 90 deg. 00 min to the right and run a distance of 640.00 feet, to the East right of way of Shelby County Highway 55; thence turn a deflection angle of 75 deg. 22 min. 50 sec. to the left, to the tangent of a right of way curve, and run along said r/w curve (whose Delta Angle is 3 deg. 17 min. 08 sec. to the right, Radius is 3934.18 feet, Tangent is 112.83 feet, Length of Curve is 225.60 feet); thence turn a deflection angle of 108 deg. 32 min. 08 sec. to the left and run a distance of 1425.51 feet; thence turn a deflection angle of 90 deg. 00 min. to the left and run a distance of 408.80 feet to the point of beginning. Situated in the S 1/2 of the NW 1/4, Section 22, Township 19 South, Range 1 East, Shelby County, Alabama, containing Ten (10) acres, more or less, as recorded in Real Record 051, Page 579, in the Probate Office of Shelby County, Alabama

SUBJECT TO: Easements, right-of-way, covenants, restrictions, permits, and building set back line(s) of record.

SUBJECT TO: Transmission line permits to Alabama Power Company as recorded in Deed Book 127, page 347, and in Deed Book 131, page 529 in the Probate Office of Shelby County, Alabama.

SUBJECT TO: Alabama Power Company overhead service line, Westover water authority, line and flood prone areas as show on survey of Frank W. Wheeler, dated November 4, 1986.

This conveyance was prepared from legal description provided by the grantor and grantees herein without benefit of title evidence and without benefit of a survey.

TO HAVE AND TO HOLD Unto the said Grantees, as joint tenants with right of survivorship, their heirs, and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and successors with the said GRANTEES, and its successors, that I am 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; the I(we) will and my (our) heirs, assigns, executors and administrators shall warrant and defend the same to the said GRANTEES, and its successors forever, against the lawful claims of all persons.

Inst. # 2000-11075

04/05/2000-11075

09:55 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

13.00

502 NW

IN WITNESS WHEREOF, WE have set OUR hands and seals, this 31st day of March, 2000.

Attest: Billy Joe Pickett
Billy Joe Pickett, President
Pickett Mobile Home Park, Inc.

Johnnie Rae Pickett
Johnnie Rae Pickett, Sec./Tres.
Pickett, Mobile Home Park, Inc.

STATE OF ALABAMA)

GENERAL ACKNOWLEDGMENT

COUNTY OF SHELBY)

I, Julie A. Palmer, a Notary Public in and for said County, in said State, hereby certify that Billy Joe Pickett, as President, and Johnnie Rae Pickett, as Sec./Tres. of Pickett Mobile Home Park, Inc., whose names are signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, being informed of the contents of the conveyance they as such, with full authority, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of March, 2000.

Julie A. Palmer
Notary Public

My Commission expires:

Nov. 23, 2001

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04/05/2000-11075
09:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HNB 12.00