


This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Ricky & Cindy Pickett
2757 Smoky Rd
Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP


20031125000772770 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
11/25/2003 14:07:00 FILED/CERTIFIED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SIXTY TWO THOUSAND DOLLARS AND NO/00 (\$62,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **BILLY BRUCE DAWKINS AND WIFE, DORIS JEAN DAWKINS (herein referred to as grantor)** grant, bargain , sell and convey unto, **RICKY PICKETT AND WIFE, CINDY PICKETT (herein referred to as grantees)**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

See Exhibit "A" for legal description.

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the household of the grantor, or of his spouse.


All of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

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 herein 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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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 said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day of November 2003.

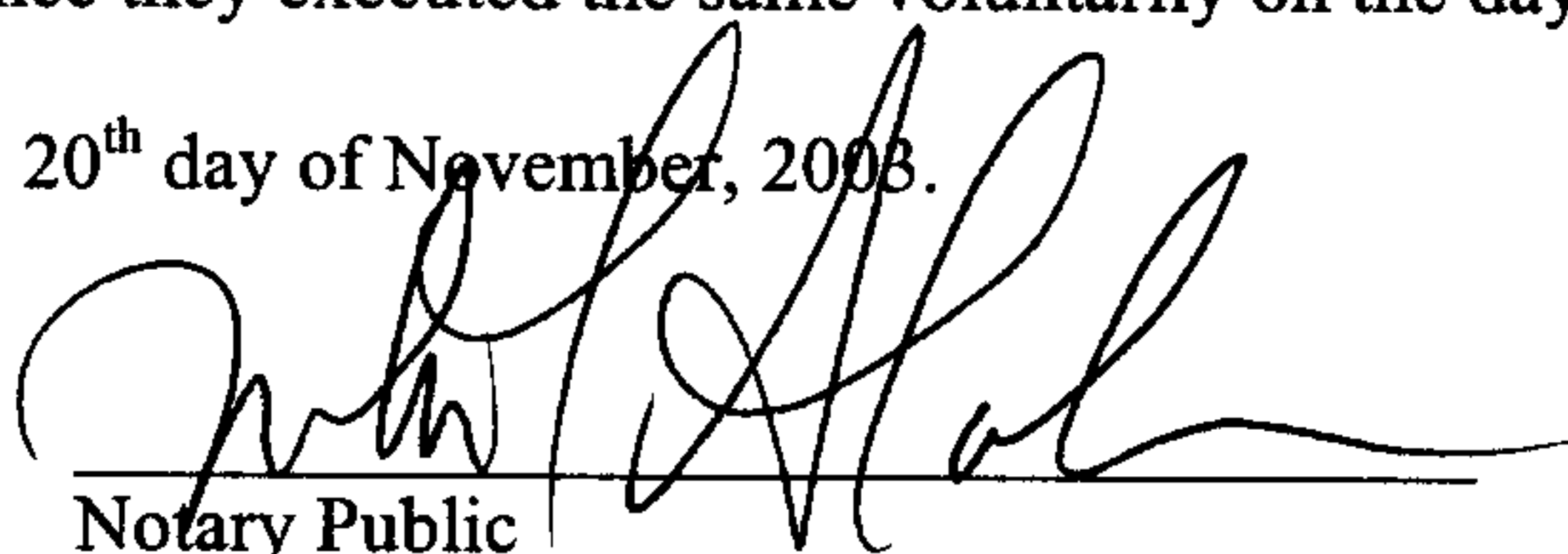

Billy Bruce Dawkins


Doris Jean Dawkins

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Billy Bruce Dawkins and Doris Jean Dawkins 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 20th day of November, 2003.


Notary Public

My commission expires: 10/16/04

Exhibit "A"

A parcel of land located in the West 1/2 of the NW 1/4 of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the SE corner of the NW 1/4 of the NW 1/4 of said Section 21; thence run South 78 degrees 25 minutes 17 seconds West a distance of 170.3 feet to an iron pin on the Westerly R.O.W. of Shelby County Hwy. #17; thence run South 61 degrees 41 minutes 27 seconds West a distance of 239.8 feet to an iron pin; thence run North 28 degrees 18 minutes 33 seconds West a distance of 105.0 feet to an iron pin and the point of beginning; thence continue last course a distance of 91.5 feet to an iron pin; thence run North 47 degrees 16 minutes 51 seconds East a distance of 328.2 feet to an iron pin on the westerly R.O.W of Shelby County Hwy. #17; thence run southeasterly along said R.O.W. a distance of 154.0 feet to an iron pin; thence run South 56 degrees 31 minutes 35 seconds West a distance of 227.4 feet to the point of beginning. There is reserved a 20 foot easement for the purpose of ingress and egress along the southeasterly line of the above described parcel.