

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by
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Send Tax Notice to: James P. Pickett
(Name) and Deanna J. Pickett
(Address) 6891 Highway 10
Montevallo, AL 35115

MINIMUM VALUE: \$5,000.00

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENT

20031222000820320 Pg 1/2 19.00
Shelby Cnty Judge of Probate, AL
12/22/2003 10:32:00 FILED/CERTIFI

That in consideration of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

William D. Pickett and wife, Pearl B. Pickett

(herein referred to as grantors) do grant, bargain, sell and convey unto

James P. Pickett and wife, Deanna J. 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:

Parcel B

Commence at the southeast corner of the Northeast ¼ of the Northwest ¼ of Section 3, Township 22 South, Range 4 West; thence run N 90 deg. 00' 00" W along said ¼ - ¼ line for a distance of 105.00 feet to a found iron pin; thence continue N 90 deg. 00' 00" W along said line a distance of 220.13 feet to a ½" rebar set and the Point of Beginning; thence continue N 90 deg. 00' 00" W along said line and an existing wire fence for a distance of 272.63 feet to a found iron pin; thence N 02 deg. 00' 42" E along said wire fence for a distance of 223.99 feet to a found iron pin; thence S 76 deg. 57' 12" E along said wire fence for a distance of 157.79 feet to a found iron pin; thence N 02 deg. 25' 01" E for a distance of 262.48 feet to a found iron pin on the southerly right of way line of Montevallo-Tuscaloosa Road; thence S 74 deg. 48' 35" E along said right of way line for a distance of 59.48 feet to a ½" rebar set; thence S 04 deg. 13' 49" W leaving said right of way line along an existing wire fence for a distance of 133.40 feet to an existing fence post; thence S 43 deg. 45' 03" E along said wire fence a distance of 10.40 feet to an existing fence post; thence S 52 deg. 58' 26" E for a distance of 38.31 feet to an existing fence post; thence S 11 deg. 36' 40" E for a distance of 288.98 feet to the Point of Beginning.

THE ABOVE-DESIGNATED LEGAL DESCRIPTION IS DERIVED FROM THAT CERTAIN SURVEY DATED DECEMBER 8, 2003, AS COMPLETED BY RODNEY Y. SHIFLETT, ALABAMA REG. NO. 21784.

SOURCE OF TITLE: WARRANTY DEEDS RECORDED IN THE OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA, AT DEED BOOK 357, PAGES 25 THROUGH 27.

SUBJECT TO:

All easements, restrictions and rights-of-way of record, as recorded in the Office of the Probate Judge, Shelby County, Alabama.
Ad valorem taxes for 2003 and subsequent years.

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 19th day of December, 2003.

William D. Pickett
WILLIAM D. PICKETT

Pearl B. Pickett
PEARL B. PICKETT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **William D. Pickett and Pearl B. Pickett**, 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 19th day of December, 2003.

Shamya T. Johnson
Notary Public
My commission expires: 4/13/07