

This instrument was prepared by

Anthony D. Snable, Attorney  
1629 11th Avenue South  
Birmingham, Alabama 35205

SEND TAX NOTICE TO:

ADAM M. WEIGER

10480 HWY 17  
MAYLENE, AL 35114

File #S03532

## WARRANTY DEED

STATE OF ALABAMA  
Shelby COUNTY

### KNOW ALL MEN BY THESE PRESENTS:

That in consideration of NINETY FOUR THOUSAND AND 00/100 DOLLARS (\$94,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, RICKY PICKETT and CINDY PICKETT, HUSBAND AND WIFE (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto ADAM M. WEIGER (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

SEE EXHIBIT "A" ATTACHED

### SUBJECT TO:

1. Advalorem property taxes for the current tax year, 2004.
2. Easements, restrictions, covenants and reservations of record.

RICKY PICKETT AND RICKEY PICKETT ARE ONE AND THE SAME PERSON.


\$92,547.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we), have hereunto set my (our) hand(s) and seal(s) this 18th day of December, 2003.

✓  (SEAL)  
RICKY PICKETT

✓  (SEAL)  
CINDY PICKETT

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, here by certify that RICKY PICKETT and CINDY PICKETT, HUSBAND AND WIFE, whose name(s) (is/are) signed to the foregoing conveyance, and who (is/are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, HE/SHE/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of December, 2003

  
Notary Public

My commission expires: 11-2-05

## LEGAL DESCRIPTION

A parcel of land located in the West ½ of the NW ¼ of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the SE corner of the NW ¼ of the NW ¼ 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.

A handwritten signature in black ink, appearing to be "R.L.", located in the bottom right corner of the page.