

20060616000289010 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
06/16/2006 02:08:14PM FILED/CERT

Shelby County, AL 06/16/2006
State of Alabama

Deed Tax: \$3.00

BHM0600211

Send tax notice to:

JEFFREY W. PICKETT
63 GRACE HILL LANE
MONTEVALLO, AL 35115

This instrument prepared by:

Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty Seven Thousand and 00/100 Dollars (\$57,000.00) in hand paid to the undersigned Shannon Dale Allen, an unmarried person (hereinafter referred to as Grantors") by Jeffrey W. Pickett and Nola K. Pickett, husband and wife (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Beginning at the Northwest corner of the NW 1/4 of the NW 1/4 of Section 3, Township 22 South, Range 4 West, and running due South along forty line 630 feet, this being the point of beginning; thence due east 969 feet; thence in a southeastward direction 144 feet; thence in a southwestward direction 191 feet; thence due West 1021 feet; thence due North 210 feet to point of beginning, together with the easement for ingress and egress as recorded in Inst. No. 1995-08717. LESS AND EXCEPT that portion quitclaimed to the Estate of Royce R. Morris, as recorded in Inst. No. 1995-08712, in Probate Office of Shelby County, Alabama.

SUBJECT TO:

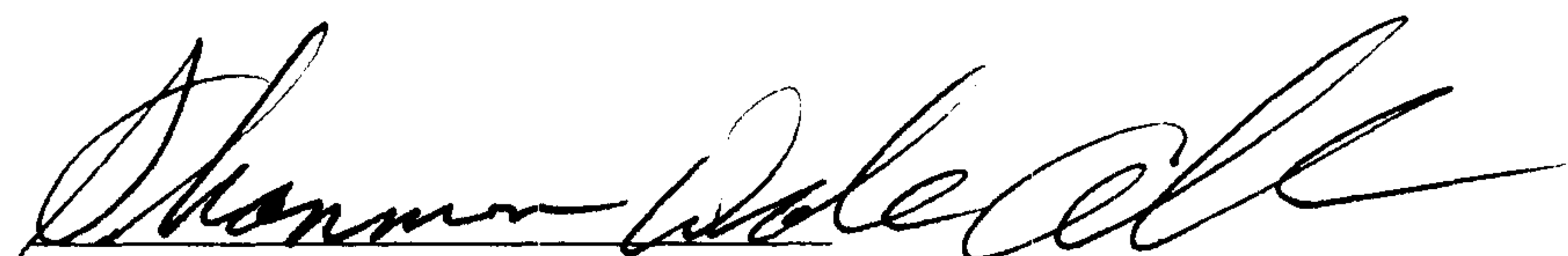
ADVALOREM TAXES DUE OCTOBER 01, 2006 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$54,100.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s) Shannon Dale Allen hereunto set their signature(s) and seal(s) on May 16, 2006.


Shannon Dale Allen


STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shannon Dale Allen, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of MAY, 2006.

(NOTARIAL SEAL)




Notary Public
Print Name: Mary Pamela Short
Commission Expires: 9-16-06