THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
3800 Colonnade Parkway, Suite 330
Birmingham, Alabama 35243

SEND TAX NOTICE TO:
Eric Pickett
133 Sugarberry Drive
Maylene, AL. 35114

WARRANTY DEED
Joint Tenants With Right of Survivorship

STATE OF ALABAMA }

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY }

That in consideration of **Two Hundred Sixty-Five Thousand and 00/100 Dollars ($265,000.00)** and other good and valuable consideration paid in hand by the GRANTEES herein to the undersigned GRANTOR, the receipt whereof is acknowledged,

Brian Olson and Jennifer Olson, Husband and wife
(herein referred to as GRANTOR, whether one or more) do, grant, bargain, sell and convey unto

Eric D. Pickett and Christy T. Pickett
(herein referred to as GRANTEE, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 139, according to the Survey of Lake Forest, First Sector, as recorded in Map Book 24, Page 62, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama

Mineral and mining rights excepted. Subject to current taxes, easements and restrictions of record.

$270,300.00 of the consideration was paid from a mortgage loan closed 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, 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this the 22nd day of December, 2006.

Brian Olson

Jennifer Olson

20061228000632370 1/1 $12.00
Shelby Cnty Judge of Probate, AL
12/28/2006 11:14:56AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brian Olson and Jennifer Olson, 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 22nd day of December, 2006.

R. TIMOTHY ESTES - Notary Public
My Commission Expires: July 07, 2007