

This instrument was prepared by:  
Michael T. Atchison, Attorney at Law, Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: Ricky Pickett  
22 Mission Hills Road  
Calera, AL 35040

LIMITED LIABILITY COMPANY FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

20071016000480060 1/1 \$41.00  
Shelby Cnty Judge of Probate, AL  
10/16/2007 11:24:21AM FILED/CERT

That in consideration of One Hundred Forty Eight Thousand Five Hundred dollars and Zero cents (\$148,500.00) to the undersigned grantor, H & S PROPERTIES, LLC a Limited Liability Company, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Ricky Pickett and Cindy 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, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 4, according to the survey of Mission Hills Road Subdivision, as recorded in map Book 25, Page 139, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2008 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$118,800.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

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 of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by William M. Schroeder, Jr., its member, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of September 2007.

H & S PROPERTIES, LLC

By:

By: William M. Schroeder, Jr., Member

STATE OF ALABAMA

}

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County in said State, hereby certify that William M. Schroder, Jr., whose name as Member of H & S PROPERTIES, LLC, a Limited Liability Company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 27<sup>th</sup> day of September 2007.

Notary Public

My Commission Expires: 10/15/08

Shelby County, AL 10/16/2007  
State of Alabama  
Deed Tax: \$30.00