

This instrument was prepared by:
Jeff W. Parmer, Esq.
Ward, Parmer & Wilson, P.C.
400 Shades Creek Parkway, Suite 100
Birmingham, Alabama 35209

Send Tax Notice To:
Ricky Pickett

Quit Claim DEED

[TITLE NOT EXAMINED - NO OPINION EXPRESSED BY PREPARER]

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

Consideration \$18,000.00

That in consideration of Ten Dollars (\$10.00) to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned **Southwest Capital Investments, LLC**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **Ricky Pickett** (herein referred to as Grantee) the following described real estate situated in Shelby County, Alabama to-wit:


See Attached Exhibit "A"

Subject to easements and restrictions of record.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned have hereto set their hands and seals this 30th day of June, 2008

Southwest Capital Investments, LLC


_____(L.S.)
By: *Matthew Mattera*

Its Managing Member

STATE OF New York)
COUNTY OF Suffolk)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Matthew Mattera whose name as Managing Member of Southwest Capital Investments, LLC, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, he, in his capacity as such Member and with full authority, executed the same voluntarily for and as the act of said Corporation on the same that bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of June, 2008.


NOTARY PUBLIC

My Commission Expires:

Shelby County, AL 07/16/2008
State of Alabama

Deed Tax: \$18.00

Douglas G. Godden
Notary Public-State of New York
No. 01G06137440
Qualified in Suffolk County
Term Expires: 11/28/09

EXHIBIT "A"

LEGAL DESCRIPTION

Commence at the Northwest corner of Section 11, Township 24 North, Range 15 East and run East along the North boundary of said section a distance of 3816.05 feet to the Northwest corner of the Roger Carden property; thence turn an angle of 101 degrees 38 minutes to the right and run a distance of 304.70 feet to the Southwest corner of said property; thence turn an angle of 38 degrees 16 minutes to the left and run a distance of 503.81 feet to the point of beginning on the Southeast 40 foot right of way of Shelby County Highway #71; thence turn an angle of 46 degrees 44 minutes to the left and run a distance of 270.00 feet to a point; thence turn an angle of 104 degrees 00 minutes to the right and run a distance of 479.50 feet to a point; thence turn an angle of 59 degrees 05 minutes to the right and run a distance of 305.34 feet to a point on the Southeast 40 foot right of way line of said Shelby County Highway #71; thence turn an angle of 120 degrees 55 minutes to the right and run a distance of 570.00 feet to the point of beginning.

LESS AND EXCEPT:

A tract of land situated in the Northeast $\frac{1}{4}$ of Section 11, Township 24 North, Range 15 East; being more particularly described as follows:

Commence at the Northwest corner of the Northeast $\frac{1}{4}$ of Section 11, Township 24 North, Range 15 East; thence South 51 degrees 10 minutes 44 seconds East and run 1556.74 feet to a point on the Southeasterly right of way of a county road; said point also being the point of beginning; thence South 70 degrees 56 minutes 55 seconds East and run 167.57 feet; thence South 17 degrees 23 minutes 56 seconds West and run 183.44 feet; thence North 62 degrees 57 minutes 43 seconds West and run 265.82 feet to a point on the Southeasterly right of way of County Road No. 71; thence North 32 degrees 16 minutes 37 seconds East and run along said right of way 14.17 feet; thence North 56 degrees 57 minutes 35 seconds East and run along said right of way 142.78 feet to the point of beginning; according to the Survey of Robert C. Farmer, P.L.S., Alabama Reg. No. 14720, dated April 13, 1990. Situated in Shelby County, Alabama.

Less and except property conveyed to James R. Thompson in deed dated November 26, 1996, recorded in Instrument No. 1996-39065, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.