

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

This instrument was prepared by

Mitchell A. Spears, Attorney at Law

P.O. Box 119 205/665-5102

Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Larry O. Pickett

(Address) 181 Wilson Drive

Montevallo, AL 35115

*****MINIMUM VALUE \$18,000.00

Warranty Deed

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE (\$1.00) DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **HAZEL MILLS PICKETT, an unmarried woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **LARRY O. PICKETT** (herein referred to as Grantee, whether one or more) as tenants in common, the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Commencing at the center of Section 3, Township 24 North, Range 12 East, thence north 1 degree 35' west 838.6 feet to a point 30 feet south of the center line of the Calera-Centreville Highway, thence north 85 degrees 50' west 322 feet along with and parallel to said Highway to a point of reference for the five lots herein conveyed;

LOT NO. 15: From the point of reference south 4 degrees 11' east 720 feet to the NE corner of Lot No. 15 and the point of beginning, thence south 85 degrees 49' west 195 feet, thence south 4 degrees 11' east 100 feet, thence north 85 degrees 49' east 195 feet, thence north 4 degrees 11' west 100 feet to the point of beginning.

LOT NO. 17: From the point of reference south 4 degrees 11' east 820 feet to the NE corner of Lot No. 17 and the point of beginning, thence south 85 degrees 49' west 195 feet, thence south 4 degrees 11' east, 100 feet north 85 degrees 49' east 195 feet, thence north 4 degrees 11' west 100 feet to the point of beginning.

LOT NO. 19: From the point of reference south 4 degrees 11' east 920 feet to the NE corner of Lot No. 19 and the point of beginning, thence south 85 degrees 49' west 195 feet, thence south 4 degrees 11' east 100 feet, thence north 85 degrees 49' east 195 feet, thence north 4 degrees 11' west 100 feet to the point of beginning.

LOTS NO. 21 and NO. 23: From the point of reference south 4 degrees 11' east 1100 feet to the point of beginning, thence north 4 degrees 11' west 80 feet to the NE corner of Lots No. 21 and No. 23, thence south 85 degrees 49' west 195 feet, thence south 4 degrees 11' east 240 feet to a fence, thence northeasterly along said fence 250 feet to the point of beginning. Being the same property heretofore conveyed by P.C. Wilson, an unmarried man, to B. G. Mills and Ida Mills by that deed dated October 16, 1951, and recorded in Deed Book 150 at page 222, Office of Judge of Probate of Shelby County, Alabama, **LESS AND EXCEPT**, those lots or portions thereof heretofore conveyed by said B. G. Mills and wife, Ida Mills.

20080916000366430 2/10 \$56.00
Shelby Cnty Judge of Probate, AL
09/16/2008 09:33:51AM FILED/CERT

THE GRANTOR WARRANTS THAT SAID B.G. MILLS AND WIFE, IDA MILLS ARE EACH DECEASED.

SOURCE OF TITLE: THAT CERTAIN WARRANTY (HEIRSHIP DEED) RECORDED IN THE OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA AT INSTRUMENT NUMBER 2008-0730000305730; AS WELL AS THOSE CERTAIN QUITCLAIM DEEDS RECORDED IN SAID PROBATE OFFICE AT 20080730000305740 AND 20080730000305750.

HAZEL MILLS PICKETT IS THE SURVIVING GRANTEE UPON THAT WARRANTY DEED, WITH RIGHT OF SURVIVORSHIP, REFERENCED WITHIN THE HERETOFORE MENTIONED SOURCE OF TITLE, THE OTHER GRANTEE, WILLIAM J. PICKETT, HAVING DECEASED ON OR ABOUT THE 9th DAY OF January, 1998.

REFERENCE IS HEREBY MADE TO THE HEIRSHIP AFFIDAVIT HERETO ATTACHED AS EXHIBIT "A"; AND THE DISINTERESTED PARTY AFFIDAVIT HERETO ATTACHED AS EXHIBIT "B".

SUBJECT TO:

- Taxes for 2008 and subsequent years.

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 the 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 11th day of September, 2008.

Hazel Mills Pickett
HAZEL MILLS PICKETT



20080916000366430 3/10 \$56.00
Shelby Cnty Judge of Probate, AL
09/16/2008 09:33:51AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **HAZEL MILLS PICKETT**, whose name 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, she executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of September, 2008.

Kara Pinn


Notary Public

My commission expires: 2/17/10

STATE OF ALABAMA
COUNTY OF SHELBY

)
)

HEIRSHIP AFFIDAVIT
(EXHIBIT "A")


20080916000366430 4/10 \$56.00
Shelby Cnty Judge of Probate, AL
09/16/2008 09:33:51AM FILED/CERT

COMES NOW **Hazel Mills Pickett** as "Affiant" herein, and after first having been duly sworn, said Affiant does hereby depose and say, as follows:

1. Affiant is over the age of nineteen (19) years, has personal knowledge of the facts stated herein, and is competent to execute this Affidavit.

2. B.G. Mills was married to Ida Mills, and they owned certain real property situated in Shelby County, Alabama, same of which is described in the Warranty Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, at Instrument Number 20080730000305730. Said real property is more particularly described, as follows:

Commencing at the center of Section 3, Township 24 North, Range 12 East, thence north 1 degree 35' west 838.6 feet to a point 30 feet south of the center line of the Calera-Centreville Highway, thence north 85 degrees 50' west 322 feet along with and parallel to said Highway to a point of reference for the five lots herein conveyed;

LOT NO. 15: From the point of reference south 4 degrees 11' east 720 feet to the NE corner of Lot No. 15 and the point of beginning, thence south 85 degrees 49' west 195 feet, thence south 4 degrees 11' east 100 feet, thence north 85 degrees 49' east 195 feet, thence north 4 degrees 11' west 100 feet to the point of beginning.

LOT NO. 17: From the point of reference south 4 degrees 11' east 820 feet to the NE corner of Lot No. 17 and the point of beginning, thence south 85 degrees 49' west 195 feet, thence south 4 degrees 11' east, 100 feet north 85 degrees 49' east 195 feet, thence north 4 degrees 11' west 100 feet to the point of beginning.

LOT NO. 19: From the point of reference south 4 degrees 11' east 920 feet to the NE corner of Lot No. 19 and the point of beginning, thence south 85 degrees 49' west 195 feet, thence south 4 degrees 11' east 100 feet, thence north 85 degrees 49' east 195 feet, thence north 4 degrees 11' west 100 feet to the point of beginning.

LOTS NO. 21 and NO. 23: From the point of reference south 4 degrees 11' east 1100 feet to the point of beginning, thence north 4 degrees 11' west 80 feet to the NE corner of Lots No. 21 and No. 23, thence south 85 degrees 49' west 195 feet, thence south 4 degrees 11' east 240 feet to a fence, thence northeasterly along said fence 250 feet to the point of beginning. Being the same property heretofore conveyed by P.C. Wilson, an unmarried man, to B. G. Mills and Ida Mills by that deed dated October 16, 1951, and recorded in Deed Book 150 at page 222, Office of Judge of Probate of Shelby County, Alabama, LESS AND EXCEPT, those lots or portions thereof heretofore conveyed by said B. G. Mills and wife, Ida Mills.

3. B.G. Mills and Ida Mills are referenced as "property owners" herein. B.G. Mills deceased on or about July 25, 1955, leaving Ida Mills, to survive him. Ida Mills

deceased on or about April 18, 1970, leaving certain heirs and next of kin of herself and her deceased husband to survive her, specifically designated, as follows:

A. Hazel Mills Pickett was a surviving daughter of said deceased property owners, and she was married to William J. Pickett, who deceased on or about the 9th day of January, 1998.

B. Clarence Mills was a surviving son of said deceased property owners, and he was married to Louise Mills.

C. Ernest Mills was a surviving son of said property owners, and he was married to Lura Mills.

D. M.C. Mills was a surviving son of the deceased property owners, and he was unmarried.

E. Mae Bell Mills Morris was a surviving daughter of the deceased property owners, and she was married to Raymond Morris.

F. Frances Mills Lockridge was a surviving daughter of the deceased property owners, and she was married to James Lockridge.

G. Gladys Mills Burnett was a surviving daughter of the deceased property owners and she was unmarried.

H. Nolyan Mills was a son of the deceased property owners, who predeceased Ida Mills, and left two children to survive him, to-wit; Betty Sue Mills Barnett (who was married to Doyle Barnett), and Dorothy Jean Mills Barnett (who was married to Donald S. Barnett).

I. John Mills was a son of the deceased property owners, who predeceased Ida Mills, and he left seven (7) children to survive him, to-wit; Gloria Jean Mills Nabors (who was married to Allen Nabors), Lois Mills Wallace (who was married to Columbus Wallace), Judy Mills (who was unmarried, but subsequently, married and became known as Judy Mills Matlock), Patricia Mills Guyton (who was married to L.D. Guyton), Dora Mills Wallace (who was unmarried), Billy Joe Mills (who was married to Faye Mills) and John E. Mills (whose name was not included on the Warranty Deed hereinabove referenced).

4. In June, 1970, with the consent of the majority of the heirs and next of kin of B.G. Mills and Ida Mills, Hazel Mills Pickett and William J. Pickett had a deed prepared for the conveyance of the heretofore mentioned real property from said heirs to Hazel Mills Pickett and William J. Pickett. Said heirs and next of kin of B.G. Mills and Ida Mills, inclusive of spouses, where applicable, executed said deed during the months of June, July and August, 1970, with exceptions, as follows: Hazel Mills Pickett and her husband, William J. Pickett did not execute the deed until November 12, 1985, as they were awaiting the signature of Judy Mills (now known as Judy Mills Matlock), whose signature was never affixed to said deed. Provided, however, on July 30, 2008, said deed was recorded in the Office of the Probate Judge, Shelby County, Alabama, at Instrument Number 2008073000305740, lacking the signature of Judy Mills (now known as Judy Mills Matlock).

5. On July 25, 2008, Judy Mills Matlock (formerly known as Judy Mills) executed a quitclaim deed in favor of Hazel Mills Pickett in and to said real property, same of which was recorded in the Office of the Probate Judge, Shelby County, Alabama. Furthermore, upon the same date, John E. Mills, the youngest child of John Mills executed a quitclaim deed relating to subject property in favor of Hazel Mills Pickett,

same of which was recorded in the Office of the Probate Judge, Shelby County, Alabama at Instrument Number 2008073000305750.

6. In view of the above and forgoing facts and circumstances, all of the heirs and next of kin of B.G. Mills and Ida Mills have executed deeds in favor of Hazel Mills Pickett, and she is the sole owner of said real property, by virtue of said conveyances, and by virtue of the fact that she has survived her now deceased husband as a grantee under the terms of said Warranty Deed, with right of survivorship, hereinabove first referenced.

7. Other than the heirs and next of kin of B.G. Mills and Ida Mills hereinabove referenced, there are no other children or survivors of children of B.G. Mills and Ida Mills.

8. From early June, 1970, until the present date, no person or entities have possessed subject real property, except for Hazel Mills Pickett and William J. Pickett (until the date of his death). They have possessed, used, and been in actual possession of same, by mowing, grooming and maintaining the property, paying property taxes thereon, and otherwise exerting open, notorious, continuous and exclusive usage of said property, without interruption or intervention of any others; and since the date of the decease of William J. Pickett, Hazel Mills Pickett has been in exclusive possession of said real property, performing all of such incidents of ownership thereon.


Hazel Mills Pickett
HAZEL MILLS PICKETT

STATE OF ALABAMA)
COUNTY OF SHELBY)

Sworn to and subscribed before me this 11th day of September, 2008.

Kara Ri
Notary Public
My Commission Expires: 2/17/10

STATE OF ALABAMA)
COUNTY OF SHELBY.)


20080916000366430 7/10 \$56.00
Shelby Cnty Judge of Probate, AL
09/16/2008 09:33:51AM FILED/CERT

DISINTERESTED PARTY AFFIDAVIT
(EXHIBIT "B")

COME NOW Dora Bell Mills Wallace and Marsha Evans as "Affiants" herein, and after first having been duly sworn, said Affiants hereby depose and say as follows:

1. Affiant, Dora Bell Mills Wallace, is 74 years of age, and she resides at 1254 8th Avenue, Apartment 64, Sunny Crest Court, Calera, Alabama 35040. Affiant, Marsha Evans, is 49 years of age, and resides at 860 13th Street North, Calera, Alabama 35040. Affiant, Dora Bell Mills Wallace, is the sister of Hazel Mills Pickett, and Affiant, Marsha Evans is the daughter of Dora Bell Mills Wallace. Provided, however, said Affiants are "Disinterested Parties", in that, neither Affiant has any pecuniary interest in the real property hereinafter described. Both Affiants are familiar with the family history of B. G. Mills and Ida Mills, are familiar with the real property conveyances hereinafter described, and are competent to execute this Affidavit.

2. B.G. Mills was married to Ida Mills, and they owned certain real property situated in Shelby County, Alabama, same of which is described in the Warranty Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, at Instrument Number 20080730000305730. Said real property is more particularly described, as follows:

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LOTS NO. 21 and NO. 23: From the point of reference south 4 degrees 11' east 1100 feet to the point of beginning, thence north 4 degrees 11' west 80 feet to the NE corner of Lots No. 21 and No. 23, thence south 85 degrees 49' west 195 feet, thence south 4 degrees 11' east 240 feet to a fence, thence northeasterly along said fence 250 feet to the point of beginning. Being the same property heretofore conveyed by P.C. Wilson, an unmarried man, to B. G. Mills and Ida Mills by that deed dated October 16, 1951, and recorded in Deed Book 150 at page 222, Office of Judge of Probate of Shelby County,

Alabama, LESS AND EXCEPT, those lots or portions thereof heretofore conveyed by said B. G. Mills and wife, Ida Mills.

3. B.G. Mills and Ida Mills are referenced as "property owners" herein. B.G. Mills deceased on or about July 25, 1955, leaving Ida Mills, to survive him. Ida Mills deceased on or about April 18, 1970, leaving certain heirs and next of kin of herself and her deceased husband to survive her, specifically designated, as follows:

A. Hazel Mills Pickett was a surviving daughter of said deceased property owners, and she was married to William J. Pickett, who deceased on or about the 9th day of January, 1998.

B. Clarence Mills was a surviving son of said deceased property owners, and he was married to Louise Mills.

C. Ernest Mills was a surviving son of said property owners, and he was married to Lura Mills.

D. M.C. Mills was a surviving son of the deceased property owners, and he was unmarried.

E. Mae Bell Mills Morris was a surviving daughter of the deceased property owners, and she was married to Raymond Morris.

F. Frances Mills Lockridge was a surviving daughter of the deceased property owners, and she was married to James Lockridge.

G. Gladys Mills Burnett was a surviving daughter of the deceased property owners and she was unmarried.

H. Nolyan Mills was a son of the deceased property owners, who predeceased Ida Mills, and left two children to survive him, to-wit; Betty Sue Mills Barnett (who was married to Doyle Barnett), and Dorothy Jean Mills Barnett (who was married to Donald S. Barnett).

I. John Mills was a son of the deceased property owners, who predeceased Ida Mills, and he left seven (7) children to survive him, to-wit; Gloria Jean Mills Nabors (who was married to Allen Nabors), Lois Mills Wallace (who was married to Columbus Wallace), Judy Mills (who was unmarried, but subsequently, married and became known as Judy Mills Matlock), Patricia Mills Guyton (who was married to L.D. Guyton), Dora Mills Wallace (who was unmarried), Billy Joe Mills (who was married to Faye Mills) and John E. Mills (whose name was not included on the Warranty Deed hereinabove referenced).

4. In June, 1970, with the consent of the majority of the heirs and next of kin of B.G. Mills and Ida Mills, Hazel Mills Pickett and William J. Pickett had a deed prepared for the conveyance of the heretofore mentioned real property from said heirs to Hazel Mills Pickett and William J. Pickett. Said heirs and next of kin of B.G. Mills and Ida Mills, inclusive of spouses, where applicable, executed said deed during the months of June, July and August, 1970, with exceptions, as follows: Hazel Mills Pickett and her husband, William J. Pickett did not execute the deed until November 12, 1985, as they were awaiting the signature of Judy Mills (now known as Judy Mills Matlock), whose signature was never affixed to said deed. Provided, however, on July 30, 2008, said deed was recorded in the Office of the Probate Judge, Shelby County, Alabama, at Instrument Number 2008073000305740, lacking the signature of Judy Mills (now known as Judy Mills Matlock).

5. On July 25, 2008, Judy Mills Matlock (formerly known as Judy Mills) executed a quitclaim deed in favor of Hazel Mills Pickett in and to said real property, same of which was recorded in the Office of the Probate Judge, Shelby County, Alabama. Furthermore, upon the same date, John E. Mills, the youngest child of John Mills executed a quitclaim deed relating to subject property in favor of Hazel Mills Pickett, same of which was recorded in the Office of the Probate Judge, Shelby County, Alabama at Instrument Number 2008073000305750.

6. In view of the above and forgoing facts and circumstances, all of the heirs and next of kin of B.G. Mills and Ida Mills have executed deeds in favor of Hazel Mills Pickett, and she is the sole owner of said real property, by virtue of said conveyances, and by virtue of the fact that she has survived her now deceased husband as a grantee under the terms of said Warranty Deed, with right of survivorship, hereinabove first referenced.

7. Other than the heirs and next of kin of B.G. Mills and Ida Mills hereinabove referenced, there are no other children or survivors of children of B.G. Mills and Ida Mills.

8. From early June, 1970, until the present date, no person or entities have possessed subject real property, except for Hazel Mills Pickett and William J. Pickett (until the date of his death). They have possessed, used, and been in actual possession of same, by mowing, grooming and maintaining the property, paying property taxes thereon, and otherwise exerting open, notorious, continuous and exclusive usage of said property, without interruption or intervention of any others; and since the date of the decease of William J. Pickett, Hazel Mills Pickett has been in exclusive possession of said real property, performing all of such incidents of ownership thereon.

Dora Bell Mills Wallace
Dora Bell Mills Wallace

STATE OF ALABAMA)
COUNTY OF SHELBY)

Sworn to and subscribed before me this 12th day of September, 2008.

Ophelia Ann Clark
Notary Public
My Commission Expires: 4/5/2011

Marsha Evans
Marsha Evans

STATE OF ALABAMA)
COUNTY OF SHELBY)

Sworn to and subscribed before me this 11th day of September, 2008.

Aphelia Ann Clark
Notary Public
My Commission Expires: 4/5/2011

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Apr 5, 2011
BONDED THRU NOTARY PUBLIC UNDERWRITERS