

This instrument prepared by:  
Sandy F. Johnson  
Attorney at Law  
3170 Highway 31 South  
Pelham, Alabama 35124

SEND TAX NOTICE TO:  
Betty L. Cowan

157 Hickory Point Drive  
Helena, Alabama 35080

## GENERAL WARRANTY DEED

STATE OF ALABAMA )

Shelby COUNTY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Thirty Two Thousand dollars and Zero cents ( \$132,000.00 )** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Barry B. Pickard and wife, Judy R. Pickard**, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Betty L. Cowan** (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

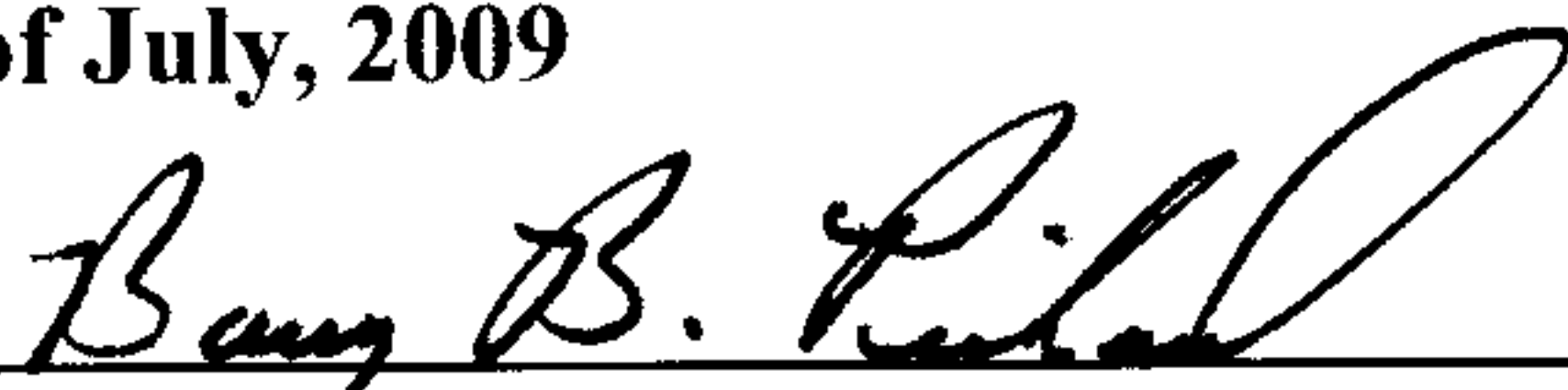
Lot 20, according to Survey of Hickory Point, as recorded in Map Book 23, Page 43, in the  
Probate Office of Shelby County, Alabama.

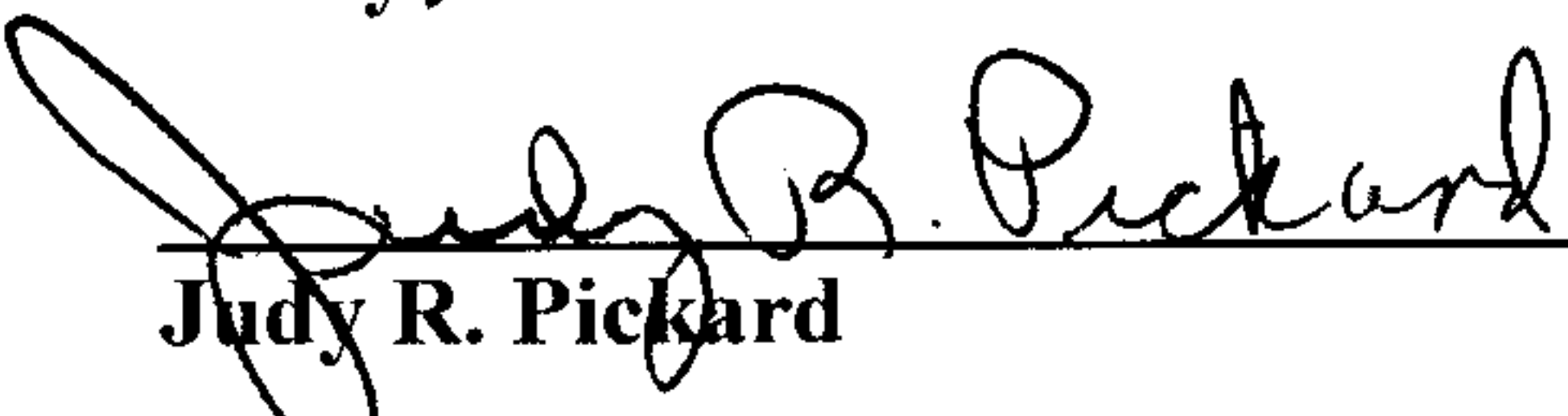
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$99,000.00 of the consideration recited herein is from the proceeds of a purchase money mortgage.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on **2nd day of July, 2009**

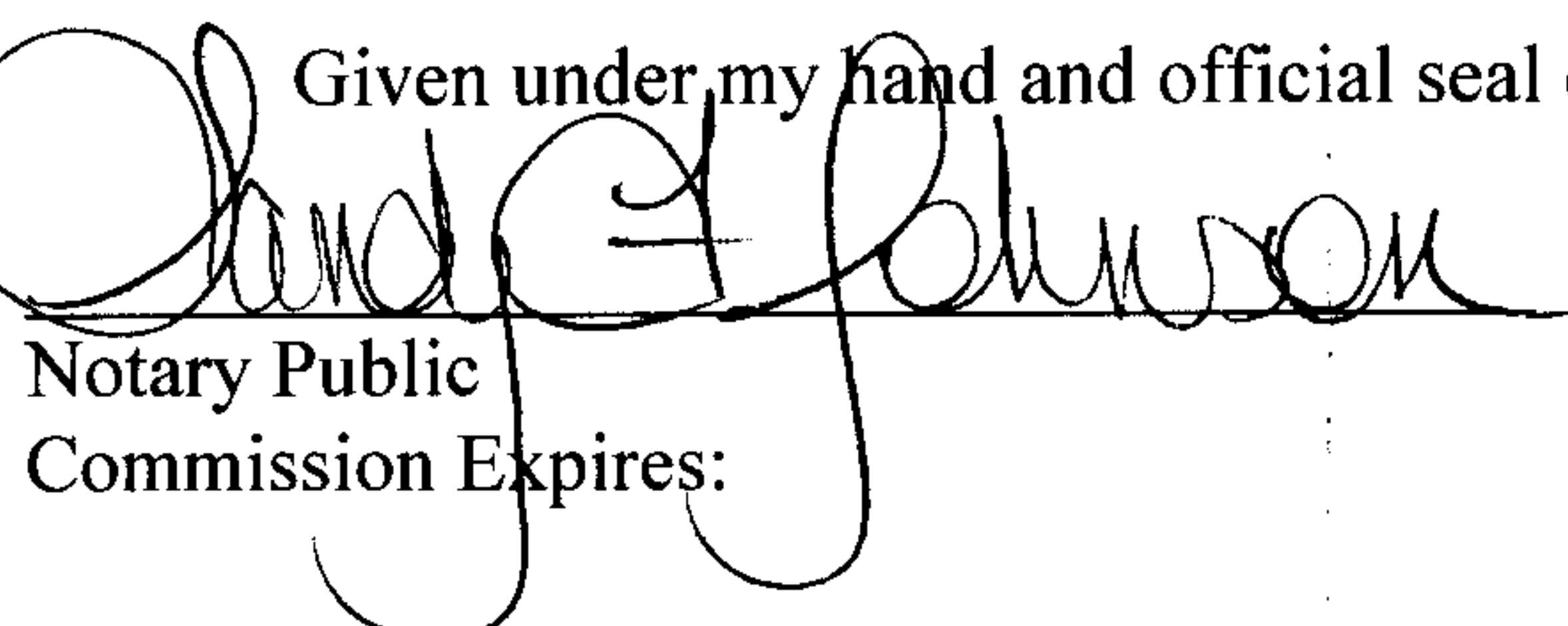
  
Barry B. Pickard

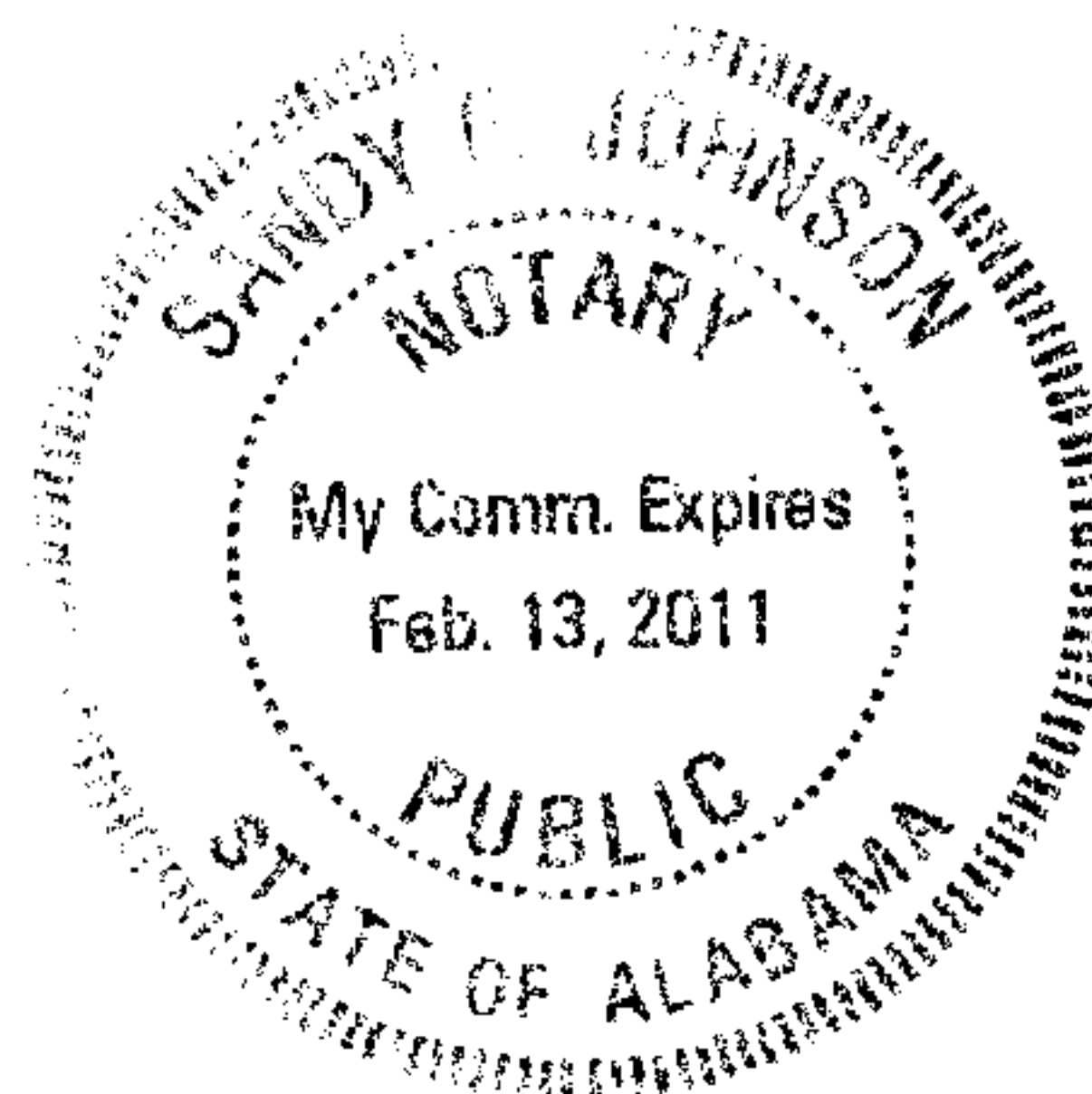
  
Judy R. Pickard

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Barry B. Pickard and Judy R. Pickard** 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 on **2nd day of July, 2009**.

  
Notary Public  
Commission Expires:



FILE NO: 291800



20090709000264360 1/1 \$44.00  
Shelby Cnty Judge of Probate, AL  
07/09/2009 01:27:16 PM FILED/CERT

Shelby County, AL 07/09/2009

State of Alabama

Deed Tax : \$33.00