

THIS INSTRUMENT WAS PREPARED BY:
Robert S. Caliento, Esq.
101 Loyola Circle
Helena, Alabama 35080

SEND TAX NOTICE TO:
George R. Pickle
P.O. Box 272
Helena, Alabama 35080

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE LEGAL DESCRIPTION CONTAINED HEREIN. THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A SURVEY OR TITLE SEARCH UTILIZING THE LEGAL DESCRIPTION PROVIDED BY GRANTOR.

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

This STATUTORY WARRANTY DEED (this "Deed"), dated as of March 4th, 2010, is made and entered into by and between **Patricia Jean Wills**, a single woman ("Grantor"), and **George R. Pickle, Sr. and Phyllis Tseng Pickle** ("Grantees").

WITNESSETH:

Grantor, for and in consideration of the sum of Thirty Thousand Two Hundred Twenty-One and 00/100 Dollars (\$30,221.00) and other good and valuable consideration paid by Grantees, the receipt and sufficiency of which are hereby acknowledged, does by these presents **GRANT, BARGAIN, SELL, AND CONVEY** unto Grantees, for and during their joint lives as joint tenants 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 (the "Real Estate") situated in the County of Shelby, and State of Alabama, **together with all rights and appurtenances to the same belonging**, and described as follows:

Lots 26 and 27, Block C of Liberty Heights Subdivision, according to plat thereof recorded in Map Book 3, Page 26, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. All outstanding rights of redemption in favor of all persons or entities entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated the 27th day of October, 2009 and recorded in the Probate Office of Shelby County, Alabama in Instrument #20091104000413060, under and in accordance with the laws of the State of Alabama or the United States of America.
2. Any and all reservations of oil, gas and minerals in, over or under the subject property, together with any and all rights to mine or remove the same, and any and all rights in connection therewith of title by instrument(s) recorded in Probate Court records.
3. Subject to easements, restrictions, rights-of-way of record.

Shelby County, AL 03/04/2010
State of Alabama
Deed Tax : \$30.50



20100304000063270 1/2 \$45.50
Shelby Cnty Judge of Probate, AL
03/04/2010 11:11:47 AM FILED/CERT

TO HAVE AND TO HOLD, unto said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. Grantor hereby covenants that it and its successors and assigns shall and will WARRANT AND DEFEND the title to the Real Estate unto Grantees and Grantees' successors and assigns forever, against the lawful claims of all persons claiming an interest in the Real Estate by, through or under Grantor, but none other, excepting, however, the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has executed and delivered this Deed as of the day and year first above written.

"GRANTOR"

Patricia Jean Wills

By: _____

Printed Name: PATRICIA JEAN WILLS



20100304000063270 2/2 \$45.50
Shelby Cnty Judge of Probate, AL
03/04/2010 11:11:47 AM FILED/CERT

GENERAL ACKNOWLEDGEMENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Sherry K. Oglesby, a Notary Public, in and for said County and State, hereby certify that **Patricia Jean Wills**, whose name is signed to the forgoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given Under my hand and seal, this 4th day of March, 2010.

Sherry K. Oglesby
Notary Public

My Commission expires: 8-21-2012