

Parcel I.D. #:

Send Tax Notice To:

WARRANTY DEED
in Lieu of Foreclosure

STATE OF ALABAMA)
)
COUNTY OF SHELBY)


20100317000078320 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
03/17/2010 02:00:35 PM FILED/CERT

This indenture made and entered into on the date shown hereinbelow, by and between, **Sarah M. North, an unmarried woman; John W. Mack, an unmarried man, and Louis Edward Mack, Sr., an unmarried man**, hereinafter known as Grantor, and **Ricky Pickett**, hereinafter known as Grantee,

That, Whereas, a mortgage was executed by Grantor to Grantee on 23 December, 2004, to secure the indebtedness of Forty-Four Thousand Dollars and 00/100 (44,000.00), and recorded as Instrument # 20050105000005070, in the Shelby County Judge of Probate's Office,

Whereas, said indebtedness is due and payable, and the Grantor is unable to pay same but is desirous of saving the expense of a foreclosure of said mortgage under the power of sale contained in the same,

Now, Therefore, in consideration of the premises, and in further consideration of the sum of One Hundred Dollars and 00/100 (\$100.00), in hand paid to Grantor by Grantee, the receipt and sufficiency whereof is hereby acknowledged, the Grantor has granted, bargained and sold, and by these presents does grant, bargain, sell and convey unto Grantee the following described real estate situated in Shelby County, Alabama, to wit:

Commencing at the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 19, Range 1 East, Shelby County, Alabama: Thence North 89 degrees 32 minutes 57 seconds West along the South boundary of said quarter-quarter a distance of 388.35 feet to a 1/2 foot rebar on the Westerly right of way of the Alabama Power Co. easement; Thence North 29 degrees 02 minutes 38 seconds, West along said easement a distance of 77.95 feet to a 1/2 foot capped rebar set, said point being the Point of Beginning of herein described parcel of land; Thence continue North 29 degrees 02 minutes 38 seconds West along said easement a distance of 252.84 feet to a 1/2 foot capped rebar set; Thence across said easement North 60 degrees 28 minutes 44 seconds East a distance of 70.76 feet to a 1/2 foot capped rebar set; Thence North 63 degrees 01 minutes 43 seconds East across said easement a distance of 54.28 feet to a 1/2 foot capped rebar set on the Easterly right of way of said easement; Thence continue North 63 degrees 01 minutes 43 seconds East a

distance of 219.50 feet to a 1/2 foot capped rebar set on the centerline of an existing 40 foot easement; Thence South 13 degrees 31 minutes 41 seconds East a distance of 277.01 feet to a 1/2 foot capped rebar set; Thence South 38 degrees 17 minutes 28 seconds West a distance of 141.10 feet to a 1/2 foot capped rebar set; Thence North 90 degrees 00 minutes 00 seconds West a distance of 160.17 feet to the Point of Beginning.

Subject to any and all easements, rights of way and restrictions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

It is Agreed between the parties to this instrument that the same shall operate and have effect as though said mortgage had been foreclosed under the power contained in same, and the property herein described purchased by **Ricky Pickett**, the Grantee, for the sum of Forty-Four Thousand Dollars and 00/100 (\$44,000.00).

In Testimony of All which the Grantor has hereunto set his/her hand and seal on this the 12 Day of MARCH, 2010.

Sarah M. North
SARAH M. NORTH
Grantor

John W. Mack
JOHN W. MACK
Grantor

Louis E. Mack Sr
LOUIS EDWARD MACK, SR.
Grantor


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I, the undersigned, a Notary Pubic in and for said State, do hereby certify that **Sarah M. North**, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 12th Day of March, 2010.



NOTARY PUBLIC
My Commission Expires: Dec 27, 2011

STATE OF ALABAMA)
 Jefferson)
COUNTY OF ~~SHELBY~~)

I, the undersigned, a Notary Pubic in and for said State, do hereby certify that **John W. Mack**, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 12th Day of March, 2010.



NOTARY PUBLIC
My Commission Expires: Dec 27, 2011

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Pubic in and for said State, do hereby certify that **Louis Edward Mack, Sr.**, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on

the day the same bears date.

Given under my hand and official seal of office on this the 4th Day of March, 2010.

Walter E. Thomas

NOTARY PUBLIC

My Commission Expires: 5/23/2012

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Closing did not occur in the office of the preparer.



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