

Parcel I.D. #:

Send Tax Notice To: Sarah M. North

260 Holly Lane
NESTOR, AL 35147

WARRANTY DEED
Joint Tenancy With Right of Survivorship

STATE OF ALABAMA)
)
COUNTY OF SHELBY)



20100405000100520 1/3 \$59.50
Shelby Cnty Judge of Probate, AL
04/05/2010 10:51:09 AM FILED/CERT

Know all men by these presents, that in consideration of the sum of Forty-Two Thousand One Hundred Ninety-Six Dollars and 95/100 (\$42,196.95), the receipt of sufficiency of which are hereby acknowledged, that **Ricky Pickett, a married man**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Sarah M. North, an unmarried woman** and **John W. Mack, an unmarried man**, hereinafter known as the GRANTEE;

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, covenants and restrictions of record.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.

Shelby County, AL 04/05/2010

State of Alabama

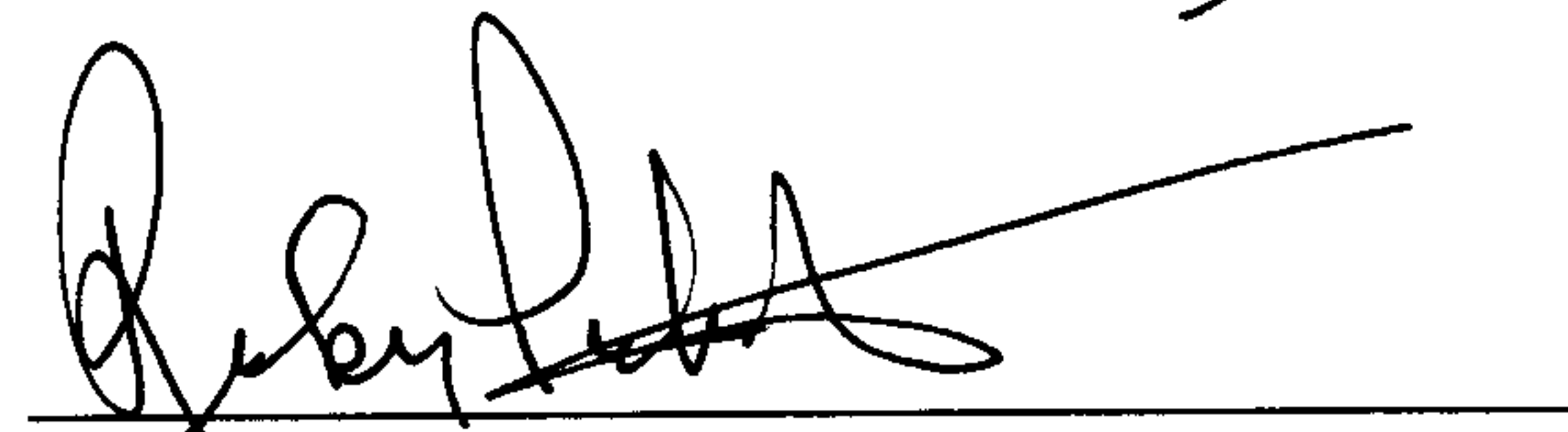
Deed Tax : \$42.50

This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was taken from that certain instrument recorded as Instrument # 2005010500005070, in the Probate Judge's Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common, 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 01 Day of April, 2010.



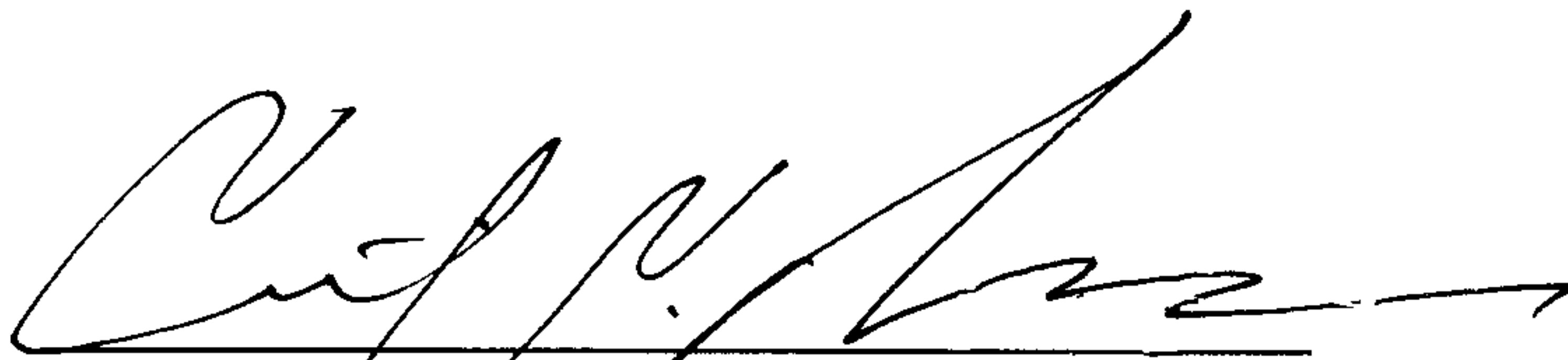
Ricky Pickett
Grantor

STATE OF ALABAMA)
)
COUNTY OF SHELBY)


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I, the undersigned, a Notary Public in and for said State, do hereby certify that *Ricky Pickett*, a married man, 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 he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 01 Day of
April, 2010.



NOTARY PUBLIC

My Commission Expires: 25 March, 2012

This Instrument Prepared By:

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



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