

## WARRANTY DEED

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Jason Baldwin  
221 Meadowood Lane  
Montevallo, AL 35115

### STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Two hundred five thousand and no/100 (\$205,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Marion L. Picklesimer, an unmarried man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Jason Baldwin** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**See Exhibit "A" Legal Description attached hereto and made a part hereof.**

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

Marion L. Picklesimer is the surviving grantee of that certain deed recorded in Book 355, Page 375, the other grantee, Mary F. Picklesimer, having died on or about January 4, 2009.

Marion L. Picklesimer and Marion Lewis Picklesimer are one and the same person.

\$201,286.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

\$6,150.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 29<sup>th</sup> day of March, 2010.

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**Marion L. Picklesimer**  
by his agent and attorney in fact,  
**Alan Picklesimer**



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### ACKNOWLEDGMENT FOR POWER OF ATTORNEY

### STATE OF ALABAMA COUNTY OF SHELBY

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that Alan Picklesimer, whose name as Attorney in Fact for Marion L. Picklesimer 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 this conveyance, she, in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of March, 2010.

**KELLY B. FURGERSON**  
Notary Public - Alabama State At Large  
My Commission Expires 10 / 27 / 2010

  
**Notary Public**  
My Commission Expires: 10-27-2010

# EXHIBIT "A"

## LEGAL DESCRIPTION

A part of the NW ¼ of the SE ¼ of Section 7, Township 22 South, Range 2 West, more particularly described as follows: Start at the SW corner of the NW ¼ of the SE ¼ of said Section 7, which is the point of beginning; run North 6° 01 minutes East for 528.69 feet to the South boundary of Meadowood Lane; thence turn South 87° 31 minutes East for 339.30 feet to an iron pin; thence run South 1° 00 minutes West for 568.0 feet to an iron pin; thence run North 81° 27 minutes West 388.67 feet to point of beginning. Situated in Shelby County, Alabama.



20100412000110920 2/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
04/12/2010 02:08:37 PM FILED/CERT