

Send tax notice to:
Richard L. Pickering, Jr.
5117 Weatherford Drive
Birmingham, AL 35242
NTC1000197

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

State of Alabama
County of Shelby

Shelby County, AL 07/14/2010
State of Alabama
Deed Tax : \$10.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety Seven Thousand Five Hundred and 00/100 Dollars (\$197,500.00) in hand paid to the undersigned **Jerry J. Popovnak, unmarried and Andrea J. Egea, a married woman**, (hereinafter referred to as "Grantors"), by **Richard L. Pickering Jr. and Tamra Swindall Pickering**, (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 10, Block 16, according to the survey of Broken Bow South, as recorded in Map Book, Page 82, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2010 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$187,625.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.


Andrea J. Popovnak is one and the same as Andrea J. Egea.

The above referenced property is not the homestead of the spouse of Andrea J. Egea.

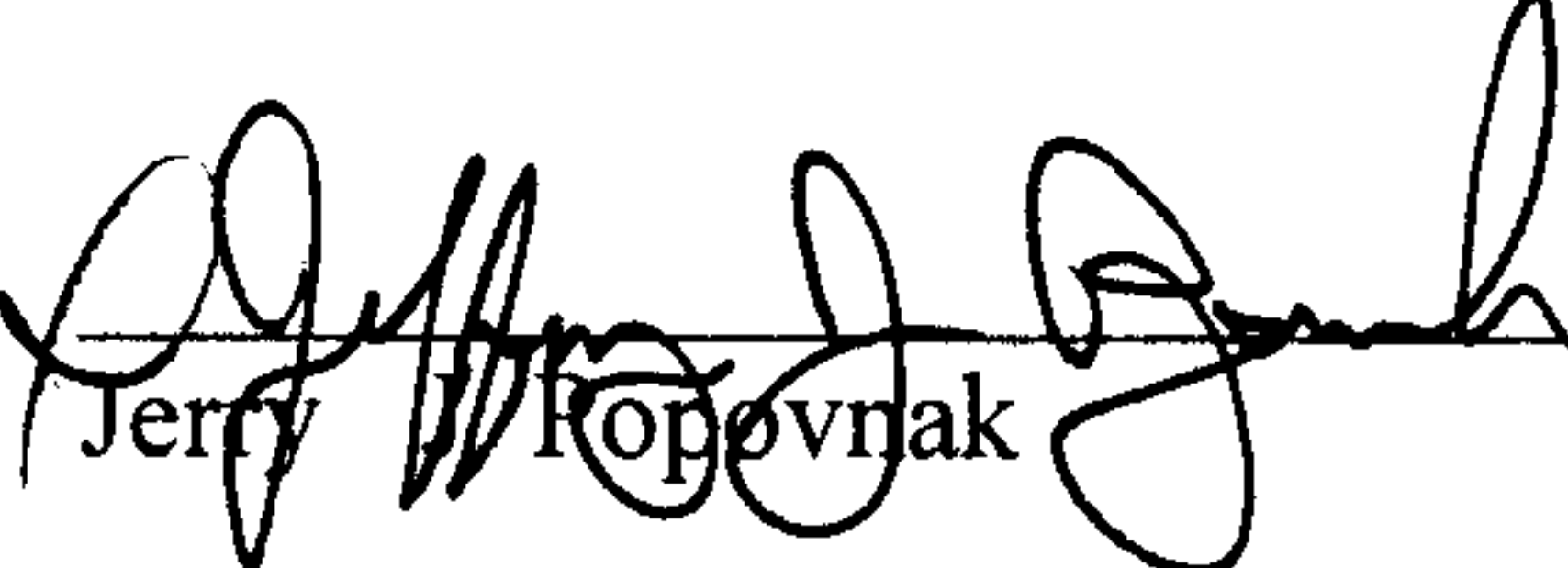
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

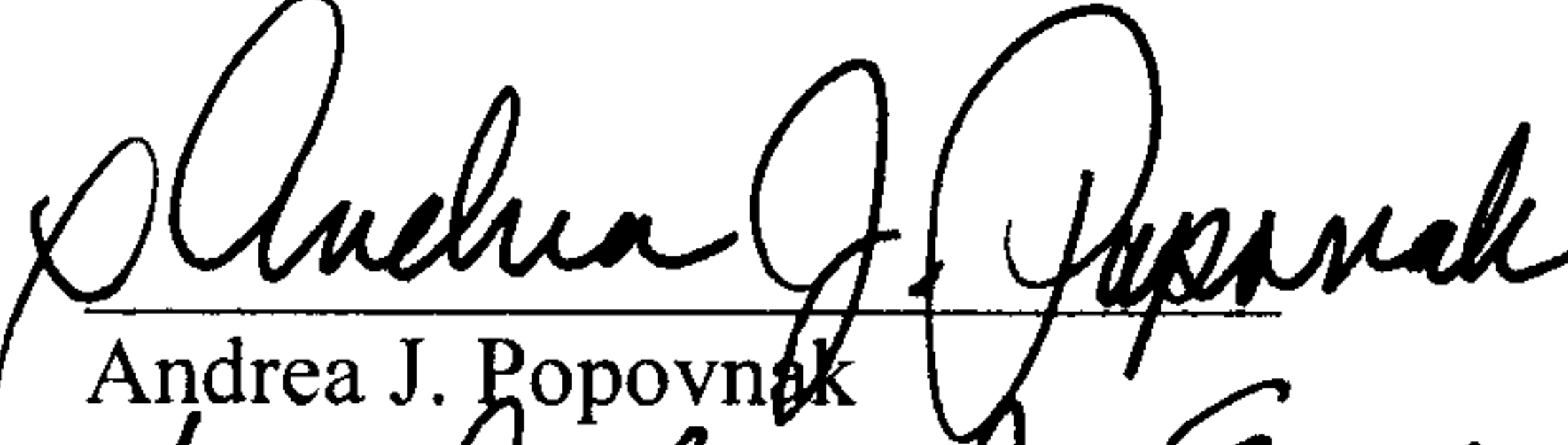
The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall

warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.


20100714000224100 2/2 \$25.00
Shelby Cnty Judge of Probate, AL
07/14/2010 02:42:50 PM FILED/CERT

IN WITNESS WHEREOF, Grantors Jerry J. Popovnak and Andrea J. Popovnak have hereunto set their signatures and seals on June 23, 2010.


Jerry J. Popovnak

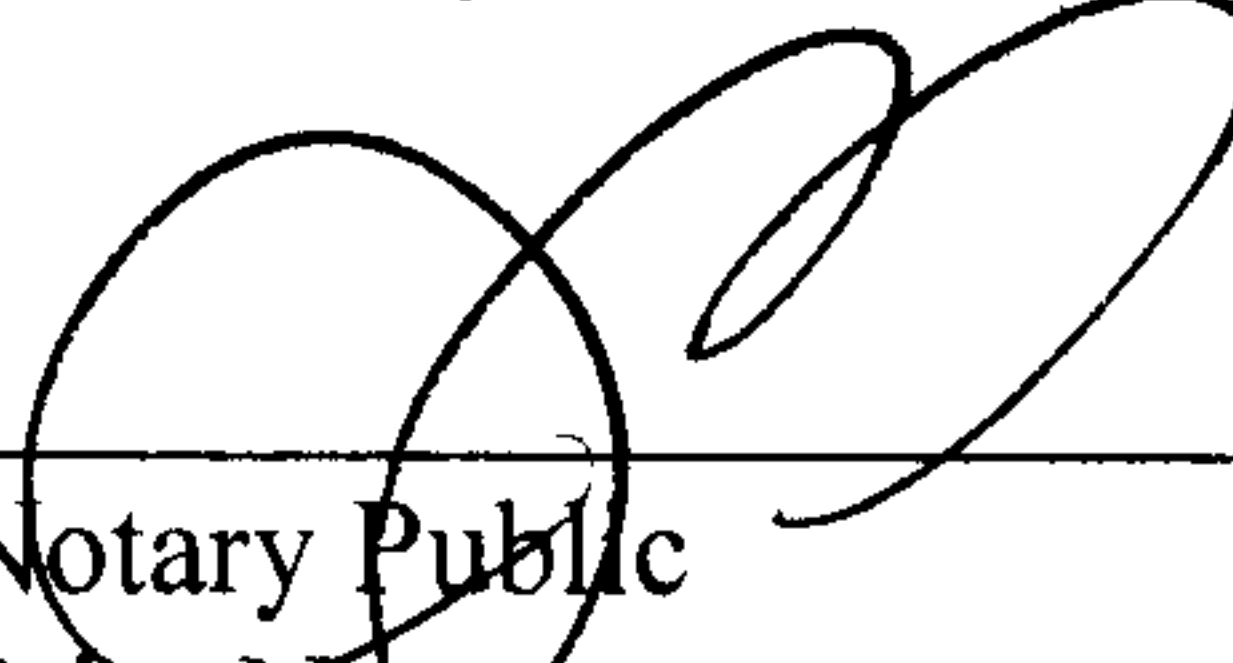

Andrea J. Popovnak
aka Andrea J. Egge

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry J. Popovnak and Andrea J. Popovnak, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of June, 2010.

(NOTARIAL SEAL)


Notary Public
Print Name:
Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: June 12, 2013
BONDED THRU NOTARY PUBLIC UNDERWRITERS