

This instrument was prepared by:  
Wallace, Ellis, Fowler & Head  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
Mr. & Mrs. Billy Joe Pickett  
8054 Bear Creek Road  
Steere, AL 35147

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED FORTY NINE THOUSAND AND NO/00 DOLLARS (\$249,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **LENNIS C. DENNIS and wife, DOROTHY L. DENNIS**, by **Ronald Grant Dennis, as Attorney in Fact**, as shown by power of attorney, recorded in 20100726000237816 and 20100726000237820, in the Probate Office of Shelby County, Alabama (herein referred to as grantor, whether one or more) does grant, bargain, sell and convey unto, **BILLY JOE PICKETT and JOHNNIE PICKETT**, (herein referred to as grantee, whether one or more), for and during their joint lives 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 situated in Shelby County, Alabama, to-wit:

Lot 25, according to the map and survey of Sunrise Cove, as recorded in Map Book 5, Page 31, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

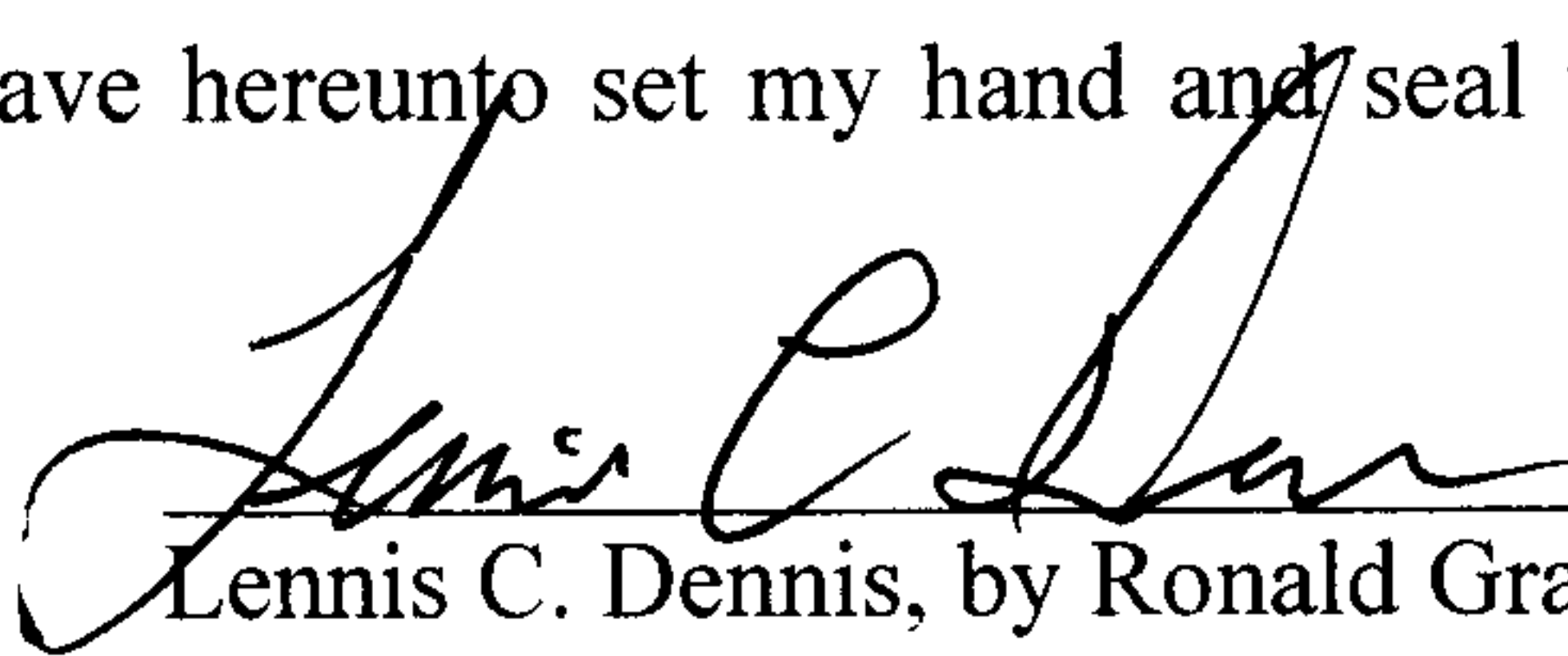
Subject to taxes for 2010 and subsequent years, easements, restrictions, rights of way and permits of record.

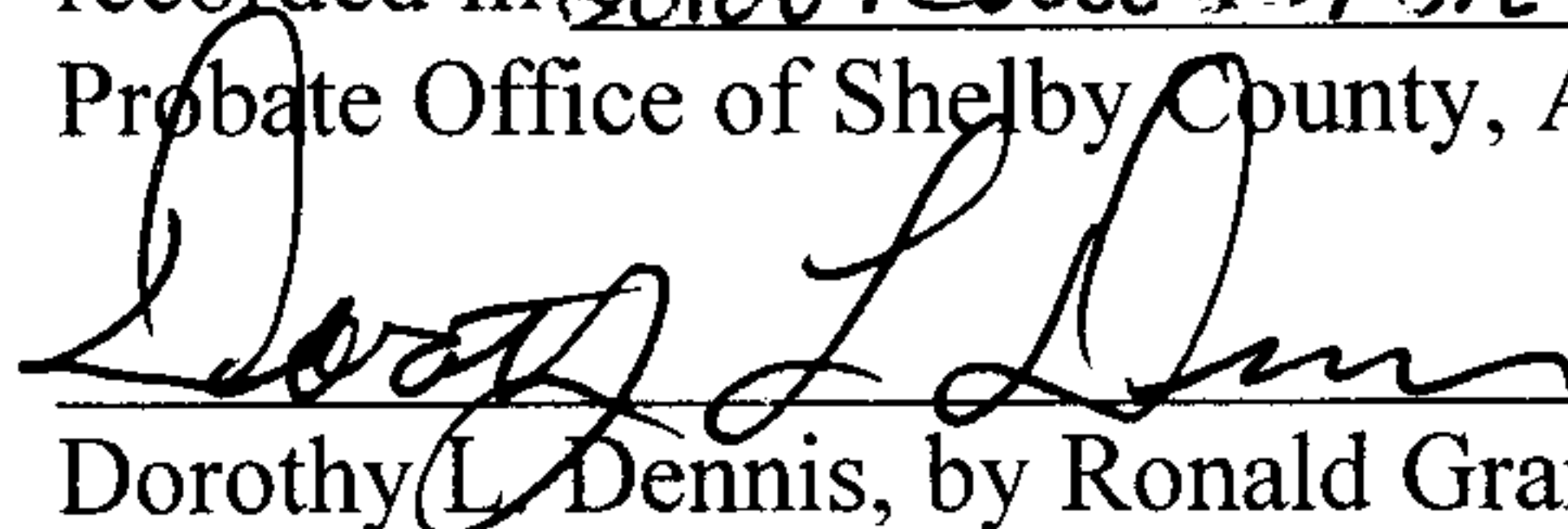
**TO HAVE AND TO HOLD** to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTORS heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above, that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will, and GRANTOR'S 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 persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 23<sup>rd</sup> day of July, 2010.

Shelby County, AL 07/26/2010  
State of Alabama  
Deed Tax : \$249.00

  
Lennis C. Dennis, by Ronald Grant Dennis, as  
Attorney in Fact, as shown by Power of Attorney,  
recorded in 20100726000237816, in the  
Probate Office of Shelby County, Alabama

  
Dorothy L. Dennis, by Ronald Grant Dennis, as  
Attorney in Fact, as shown by Power of Attorney,  
recorded in 20100726000237820, in the  
Probate Office of Shelby County, Alabama

STATE OF ALABAMA)  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Ronald Grant Dennis, whose name as Attorney in Fact for Lennis C. Dennis and Dorothy L. Dennis, is signed to the foregoing conveyance, and who is known to me



20100726000237830 2/2 \$264.00  
Shelby Cnty Judge of Probate, AL  
07/26/2010 02:42:34 PM FILED/CERT

acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date, in his capacity as such Attorney in Fact.

Given under my hand and official seal this 23rd day of July, 2009.

William R Justice  
Notary Public

My commission expires: 9/12/11

