



20110707000195800 1/5 \$47.00
Shelby Cnty Judge of Probate, AL
07/07/2011 08:53:17 AM FILED/CERT

**INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION**

This instrument was prepared by:

Mitchell A. Spears, Attorney at Law

P.O. Box 119

205/665-5102

Montevallo, AL 35115-0091

205/665-5076

Sent Tax Notice To:

William Kenneth Pickett

(Address) 201 Oxford Circle

Montevallo, AL 35115

MINIMUM VALUE: \$20,000.00

Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE (\$1.00) DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **HAZEL IRENE PICKETT, an unremarried widow; LARRY O. PICKETT, a married man; and WILLIAM KENNETH PICKETT, a unmarried man,** constituting all of the heirs at law and next of kin of **WILLIAM JACKSON PICKETT, who deceased testate on or about January 9, 1998,** but whose Will was never probated (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **WILLIAM KENNETH PICKETT** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 4 in Block 2, containing approximately 0.36 acres and known as Dwelling House No. 16 of the former Montevallo Coal mining Company; and Lot 5 in Block 2, containing approximately 1.01 acres, according to Thomas Addition to the Town of Aldrich, a map of which is recorded in the office of the Probate Judge of Shelby County, Alabama in Map Book 3, on 23 February 1944.

SUBJECT TO:

- **Rights, reservations and restrictions of record.**

SOURCE OF TITLE: Instrument recorded in Deed Book 325, Page 519.

ALL OF THE HEIRS AND NEXT OF KIN OF WILLIAM JACKSON PICKETT (WHO DIED TESTATE ON OR ABOUT JANUARY 9, 1998, BUT WHOSE WILL WAS NEVER PROBATED) DO HEREBY JOIN IN THIS CONVEYANCE AND ACKNOWLEDGE AND CONFIRM THE FACTS SET FORTH WITHIN THEIR HEIRSHIP AFFIDAVIT, ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HERewith, AS THOUGH FULLY SET OUT HEREIN.

THE REAL PROPERTY HEREINABOVE DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF THE MARRIED GRANTOR HEREIN, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

LILY MARIE JARVIS PICKETT, WHO RESERVED A LIFE ESTATE, PURSUANT TO THE ABOVE REFERENCED SOURCE OF TITLE, DIED ON OR ABOUT THE 24th DAY OF OCTOBER, 1984.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 3rd day of July, 2011.

Hazel Irene Pickett
HAZEL IRENE PICKETT

Larry O. Pickett
LARRY O. PICKETT

William Kenneth Pickett
WILLIAM KENNETH PICKETT

STATE OF ALABAMA)
COUNTY OF SHELBY)


I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **HAZEL IRENE PICKETT, LARRY O. PICKETT, and WILLIAM KENNETH PICKETT**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of July, 2011.

Sharon J. Dyer
Notary Public
My commission expires: 9/3/2014

INSTRUMENT PREPARED BY:

**Mitchell A. Spears
Attorney at Law
P.O. Box 119
Montevallo, AL 35115
(205)665-5076**


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STATE OF ALABAMA)
COUNTY OF SHELBY)

HEIRSHIP AFFIDAVIT
(Exhibit A)

**COME NOW HAZEL IRENE PICKETT, LARRY O. PICKETT, and
WILLIAM KENNETH PICKETT**, as “Affiants” herein, and after first having been duly
sworn, said Affiants do hereby depose and say, as follows:

1. Affiants have personal knowledge of the facts stated herein, each Affiant is over the age of nineteen (19) years and each Affiant is competent to execute this Affidavit.
2. Pursuant to Warranty Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, at Deed Book 325, Page 519, dated March 11, 1980, William Jackson Pickett and wife, Hazel Irene Pickett became the owners, seized of certain real property situated in Shelby County, Alabama, more particularly described, as follows:
Lot 4 in Block 2, containing approximately 0.36 acres and known as Dwelling House No. 16 of the former Montevallo Coal mining Company; and Lot 5 in Block 2, containing approximately 1.01 acres, according to Thomas Addition to the Town of Aldrich, a map of which is recorded in the office of the Probate Judge of Shelby County, Alabama in Map Book 3, on 23 February 1944.
3. Said William Jackson Pickett (hereinafter referenced as “Decedent”), predeceased his wife, Hazel Irene Pickett, he having died testate on or about January 9, 1998, but his Will was never probated and no such probate or administration of his estate is anticipated.
4. During the term of their marital relationship, there were two (2) children born to the Decedent and Hazel Irene Pickett.
5. The Decedent’s wife, Hazel Irene Pickett, survived him and is still living, and her address is 201 Oxford Circle, Montevallo, Alabama 35115.
6. The Decedent’s two (2) children, both of whom are over the age of nineteen (19) years and of sound mind, are listed as follows:

Larry O. Pickett, son
181 Wilson Drive
Montevallo, AL 35115



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William Kenneth Pickett, son
201 Oxford Circle
Montevallo, AL 35115

7. The Decedent left no heirs at law or next of kin other than those hereinabove named, as there are no other children, either natural or adopted, of the Decedent, nor are there any children of deceased children of the Decedent.

8. Since March 11, 1980, Hazel Irene Pickett has been in open, notorious, continuous and exclusive possession of said real property hereinabove described, either jointly with the Decedent or solely, without any other person or entity making any claim of right of possession or ownership thereto, except for Lily Mae Jarvis Pickett, who maintained a life estate upon said property, till the date of her death, on or about the 24th day of October, 1984.

9. There are no lawful debts or charges pending against the estate of the Decedent.

10. Lily Mae Jarvis Pickett was the surviving wife of Clyde Pickett, who died intestate on or about the 4th day of December, 1970, and neither Clyde Pickett, nor his wife ever had any children, natural or adopted.


11. This Affidavit is rendered for the purpose of establishing the proper chain of title upon the above described real property.

Hazel Irene Pickett
Hazel Irene Pickett

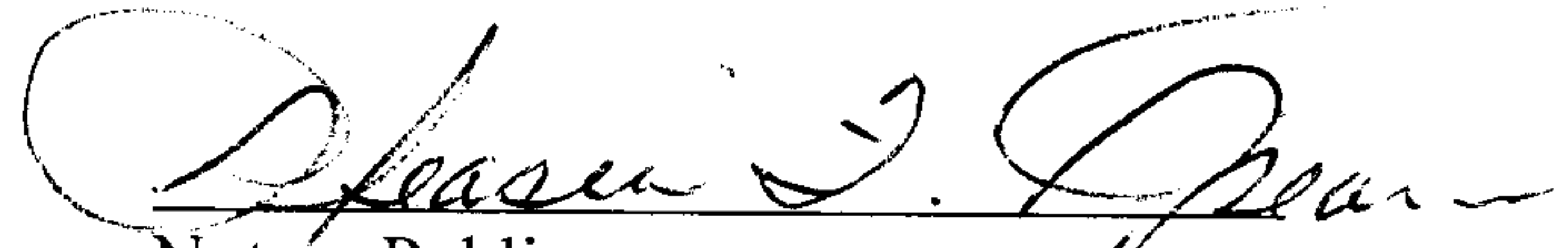
Larry O. Pickett
Larry O. Pickett

William Kenneth Pickett
William Kenneth Pickett

STATE OF ALABAMA)
COUNTY OF SHELBY)


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I, the undersigned authority a Notary Public in and for said County, in said State,
hereby certify that **HAZEL IRENE PICKETT, LARRY O. PICKETT, and**
WILLIAM KENNETH PICKETT, whose names are signed to the foregoing Affidavit,
and who are known to me, acknowledged before me on this day that, being informed of
the contents of the Affidavit, they executed the same voluntarily on the 5th day of
July, 2011.


Notary Public
My Commission Expires: 9/8/2014

Shelby County, AL 07/07/2011
State of Alabama
Deed Tax: \$20.00