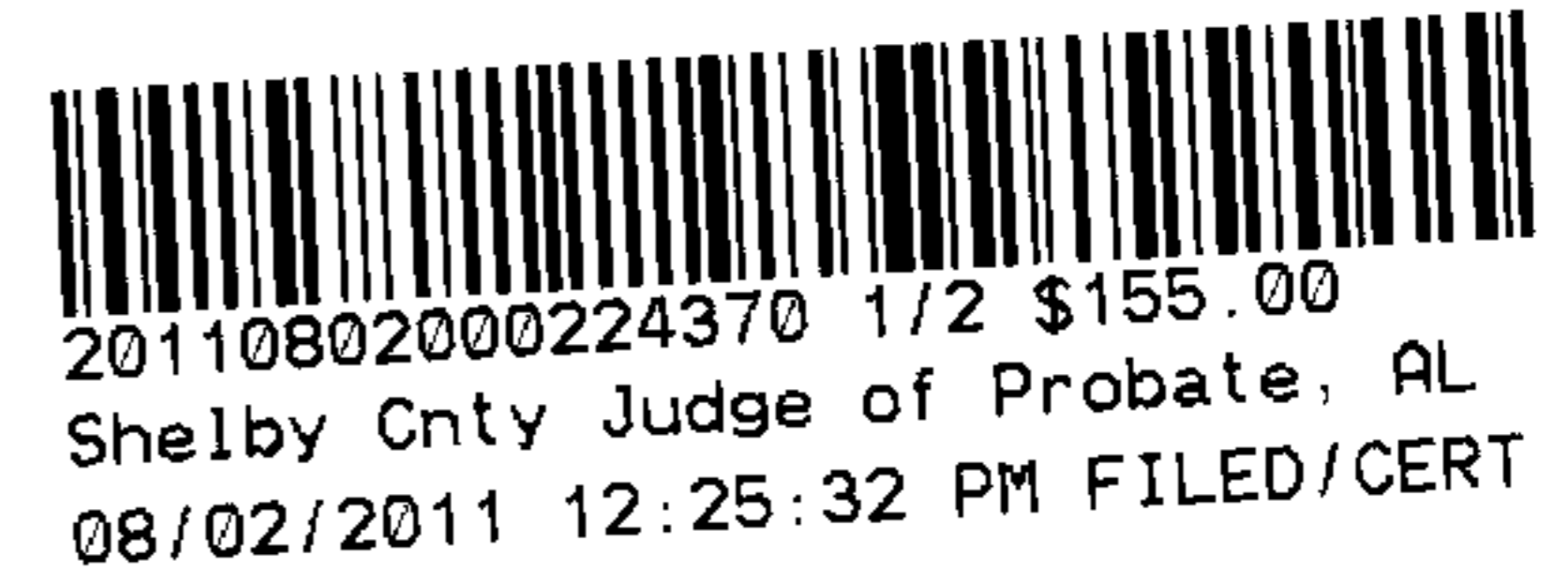


This document prepared by:
Law Office of John A. Gant, P.C.
200 Office Park Drive, Suite 210
Birmingham, AL 35223

Send tax notice to:
Lewis F. & Maria Alma Pickard
2048 Arbor Hill Pkwy.
Birmingham, AL 35244

GENERAL WARRANTY DEED



STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Two Hundred Ninety Thousand and 00/100 Dollars (\$290,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, CHERYL P. BREWER and RICHARD C. BREWER, Wife and Husband, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto LEWIS F. PICKARD and MARIA ALMA ONTOCA PICKARD, as joint tenants with rights of survivorship, (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama:

Lot 46, according to the Final Plat of Arbor Hill, Phase I, as recorded in Map Book 31, page 48, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00) of the consideration is from a purchase money first mortgage filed simultaneously herewith.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our executors and administrator covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we are 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 persons.

Dated this the 15th day of July, 2011.



CHERYL P. BREWER



20110802000224370 2/2 \$155.00
Shelby Cnty Judge of Probate, AL
08/02/2011 12:25:32 PM FILED/CERT




RICHARD C. BREWER

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that CHERYL P. BREWER and RICHARD C. BREWER, 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 the 15th day of July, 2011.


NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/20/2013

Shelby County, AL 08/02/2011
State of Alabama
Deed Tax: \$140.00