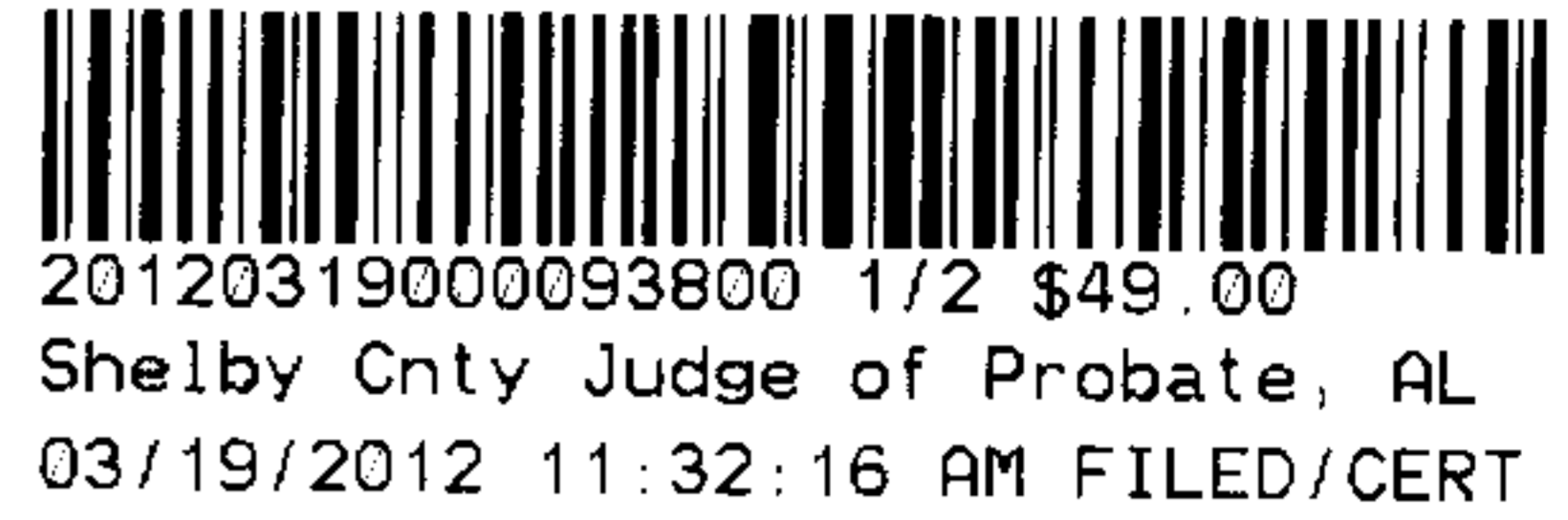


\$34,000

This Instrument was prepared by:  
P.K. Smartt, Attorney at Law  
3145 Green Valley Road  
Birmingham, AL 35243  
205.977.2888

Please send tax notice:  
Phyllis Tseng Pickle  
613 10<sup>th</sup> Avenue S.W.  
Alabaster, AL 35007



**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY ) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of the sum of Ten Dollars, (\$10.00),

to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is acknowledged,

**George Pickle and Phyllis Tseng Pickle**

(herein referred to as grantors), does hereby grant, bargain, sell and convey unto

**Phyllis Tseng Pickle**

(herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART  
HEREOF.**

**Property being conveyed is the homestead of Grantors.**

TO HAVE AND TO HOLD to 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 GRANTEES, his/her heirs and assigns, that I/we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 GRANTEES, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hands and seals this the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

*George Pickle*  
\_\_\_\_\_  
George Pickle

*Phyllis Tseng Pickle*  
\_\_\_\_\_  
Phyllis Tseng Pickle

STATE OF Alabama )  
Shelby COUNTY )

General Acknowledgment


I, PATRICIA J. Childers, a Notary Public in and for said County, in said State, hereby certify that George Pickle whose name(s) is/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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7 day of March, 2012.

*Patricia J. Childers*  
\_\_\_\_\_  
Notary Public

My Commission Expires **PATRICIA J. CHILDERS  
NOTARY PUBLIC  
ALABAMA STATE AT LARGE  
MY COMMISSION EXPIRES JAN. 19, 2016**

**Exhibit A**



20120319000093800 2/2 \$49.00  
Shelby Cnty Judge of Probate, AL  
03/19/2012 11:32:16 AM FILED/CERT

Lot 92 of the Siluria Mills Subdivision, as recorded in Map Book 5, Page 10, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Commence at the Westerly boundary of Fallon Avenue and the Southerly boundary of 2<sup>nd</sup> Avenue; thence Northwesterly along said boundary of 2<sup>nd</sup> Avenue for 155 feet to the Point of Beginning; thence 90 degrees 25 minutes left and run Southwesterly for 107.60 feet; thence 81 degrees 56 minutes 44 seconds right and run Westerly for 44.43 feet; thence 23 degrees 47 minutes 43 seconds right and run Northwesterly for 36.38 feet; thence 15 degrees 57 minutes 27 seconds left and run Northwesterly for 8.93 feet; thence 90 degrees 11 minutes 23 seconds right and run Northeasterly for 104.63 feet to the Southerly boundary of 2<sup>nd</sup> Avenue; thence 90 degrees 26 minutes 37 seconds right and run Southeasterly along said boundary for 88.00 feet to the Point of Beginning.

Subject to:

1. Ad valorem taxes for the current tax year, which Grantee herein assume and agree to pay.
1. Easement/right of way to Alabama Power Company as recorded in Deed Book 180, Page 286; Deed Book 113, Page 366; Deed Book 189, Page 315; Deed Book 225, Page 273 and Deed Book 285, Page 508.
2. Easement/right of way to Alabaster Water and Gas Board as recorded in Deed Book 146, Page 211.
3. Agreement in regard to street lighting system with Alabama Power Company as set out in Deed Book 126, Page 1.
4. Mineral and Mining Rights.
5. Restriction as shown on recorded plat.
6. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20100923000312430, in Probate Office of Shelby County, Alabama.

Shelby County, AL 03/19/2012  
State of Alabama  
Deed Tax: \$34.00