

Parcel I.D. #: 58-23-5-22-0-001-062.000

Send Tax Notice To: Cindy & Ricky Pickett
P.O. Box 1671
Alabaster, AL 35007

WARRANTY DEED
Joint Tenancy With Right of Survivorship

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Seventy Thousand Dollars and 00/100 (\$ 70,000.00), the receipt of sufficiency of which are hereby acknowledged, that **James Shelton and Patricia Shelton, a married couple**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Cindy Pickett and Ricky Pickett, a married couple**, hereinafter known as the GRANTEE;

From the NW corner of the NW 1/4 of NW 1/4, Section 22, Township 21 South, Range 3 West, Shelby County, Alabama, run South 56 degrees 49 min. 53 sec. East, 787.518 to a point on the East margin of Washington Street, a variable width paved public road (being the NE corner of the property conveyed to Harold Stevens Davenport and Sara Elizabeth Davenport, by Deed Book 357 page 135), and the Beginning Point of the lot herein described, said point being an iron pin found in place; Thence South 88 degrees 34 min. 13 sec. East, 207.715 feet to an iron pin found in place; Thence South 87 deg. 58 min. 58 sec. East, 207.675 feet to an iron pin found in place at the West margin of Jefferson Street, a variable width paved public street; Thence along said street line South 02 degrees 25 min. 02 sec. West, 214.593 feet to an iron pin found in place; Thence North 87 degrees 47 min. 37 sec. West, 204.293 feet; Thence South 01 deg. 46 min. 47 sec. West, 100.41 feet; Thence North 88 deg. 53 min. 36 sec. West, 203.962 feet to the East margin of aforesaid Washington Street; Thence along said street line North 00 degrees 54 min. 53 sec. East, 104.35 feet to an iron pin found in place; Thence continue said course along said street line, 211.42 feet, back to the Beginning Point; being situated in the NW 1/4 of the NW 1/4 of Section 22, Township 21 South, Range 3 West, Shelby County, Alabama.

Subject to any and all easements, rights of way, covenants and restrictions of record.

This deed was prepared with the benefit of a title search by Shelby County Abstract & Title Company under policy # S-12-19531 issued by Stewart Title Guaranty Company, Inc., and a survey was not performed. The legal description was taken from that certain instrument recorded as

Instrument # 1998-47932, in the Probate Judge's Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 28 Day of MARCH, 2012.

James Shelton
James Shelton
Grantor

Patricia Shelton
Patricia Shelton
Grantor

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *James Shelton* and *Patricia Shelton, a married couple*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 28 Day of MARCH, 2012.

Clint C. Thomas
NOTARY PUBLIC
My Commission Expires: 09 March, 2016

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040