

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

Send Tax Notice to:
Bond & Harkins Properties, LLC
1052 Greystone Cove Dr.
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Three Hundred Fifty Thousand and no/00 DOLLARS (\$350,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Billie Joe Pickett and wife, Johnnie Rae Pickett**, (herein referred to as grantor, whether one or more) do grant, bargain, sell and convey unto, **Bond & Harkins Properties, LLC**, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL SERVICES.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS.

Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way and permits of record

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantee, its successors and assigns, and I am (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 Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of March, 2012.

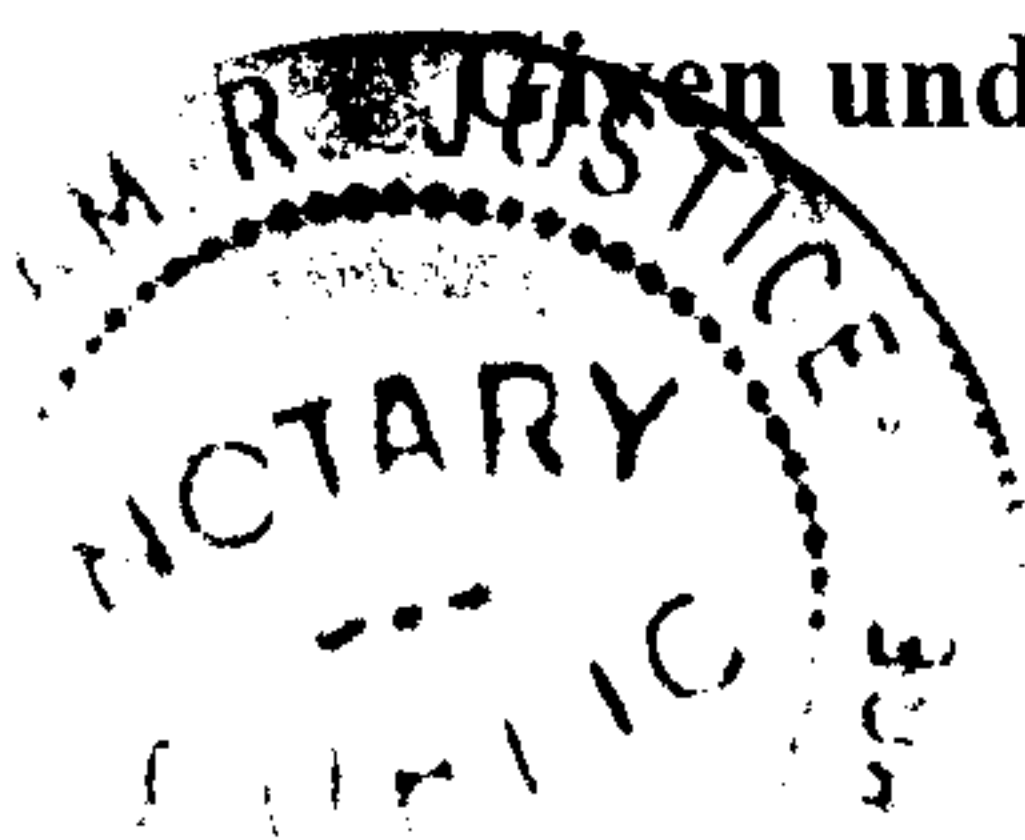
Billie Joe Pickett
Billie Joe Pickett

Johnnie Rae Pickett
Johnnie Rae Pickett

STATE OF ALABAMA
SHELBY COUNTY

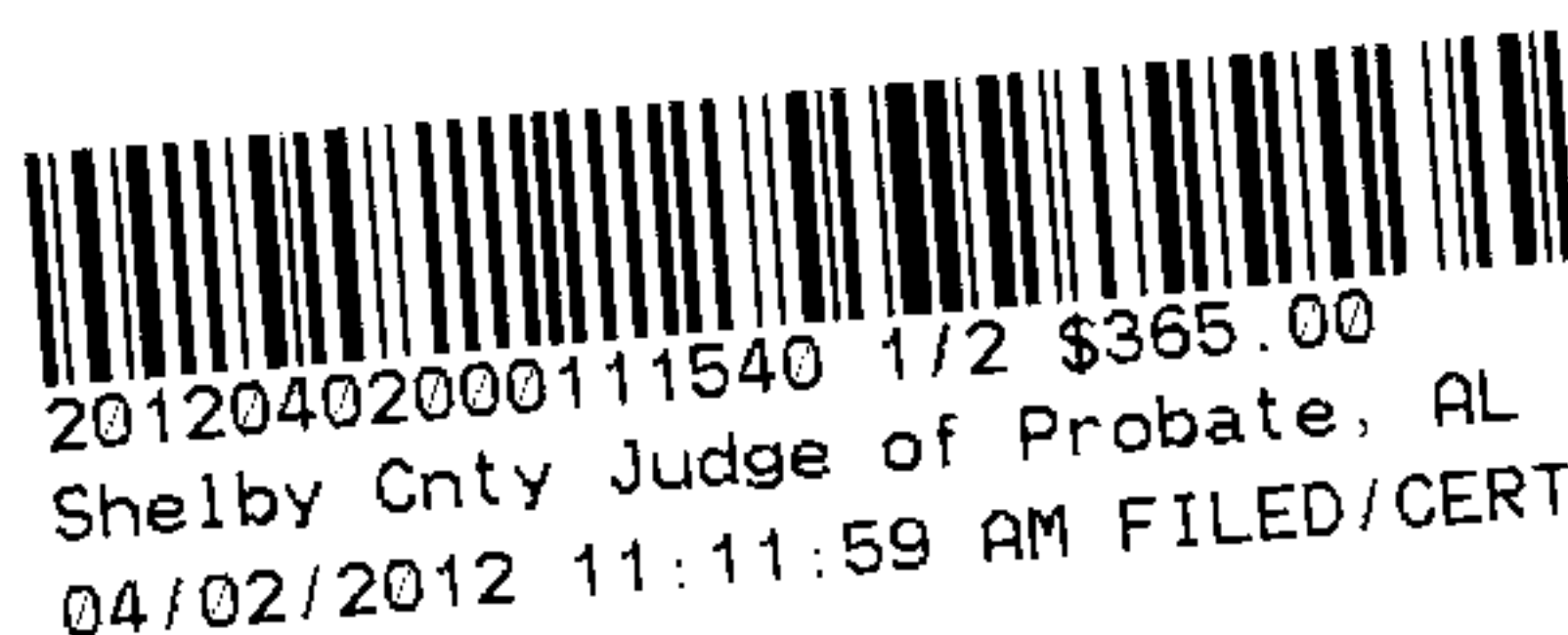
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Billie Joe Pickett and Johnnie Rae Pickett, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of March, 2012.



My Commission Expires: 9/12/15

Wallace R. Justice
Notary Public



Shelby County, AL 04/02/2012
State of Alabama
Deed Tax: \$350.00

EXHIBIT "A"
LEGAL DESCRIPTION


All that certain lot or parcel of land situated in Section 11, Township 18 South, Range 1 East and Section 14, Township 18 South, Range 1 East, in Shelby County, Alabama, and being more particularly described as follows:

Commence at the NE corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 14, Township 18 South, Range 1 East, Shelby County, Alabama; thence North 89 deg. 46 min. 04 sec. West, a distance of 196.48 feet to the POINT OF BEGINNING: thence South 39 deg. 50 min. 54 sec. West, a distance of 336.34 feet; thence South 34 deg. 27 min. 51 sec. East, a distance of 185.50 feet; thence South 05 deg. 42 min. 51 sec. East, a distance of 185.45 feet; thence South 63 deg. 19 min. 51 sec. East, a distance of 246.47 feet to a point on the northwesterly R. O. W. line of Shelby County, Highway 43; thence North 46 deg. 33 min. 03 sec. East and along said R. O. W. line, a distance of 634.55 feet; thence North 27 deg. 44 min. 36 sec. West and leaving said R. O. W. line, a distance of 304.63 feet; thence South 72 deg. 06 min. 46 sec. West, a distance of 4.79 feet; thence North 01 deg. 01 min. 05 sec. West, a distance of 210.26 feet; thence North 89 deg. 47 min. 59 sec. West, a distance of 456.00 feet; thence South 01 deg. 01 min. 10 sec. East, a distance of 210 feet; thence South 89 deg. 46 min. 04 sec. East, a distance of 13.52 feet to the POINT OF BEGINNING.

SIGNED FOR IDENTIFICATION:

Billy Joe Pickett

Johnnie Rae Pickett


20120402000111540 2/2 \$365.00
Shelby Cnty Judge of Probate, AL
04/02/2012 11:11:59 AM FILED/CERT