

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

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

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Thousand dollars and Zero cents (\$100,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, John McIntyre, a married man (herein referred to as grantors) do grant, bargain, sell and convey unto Ricky J. Pickett and Cindy Pickett (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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

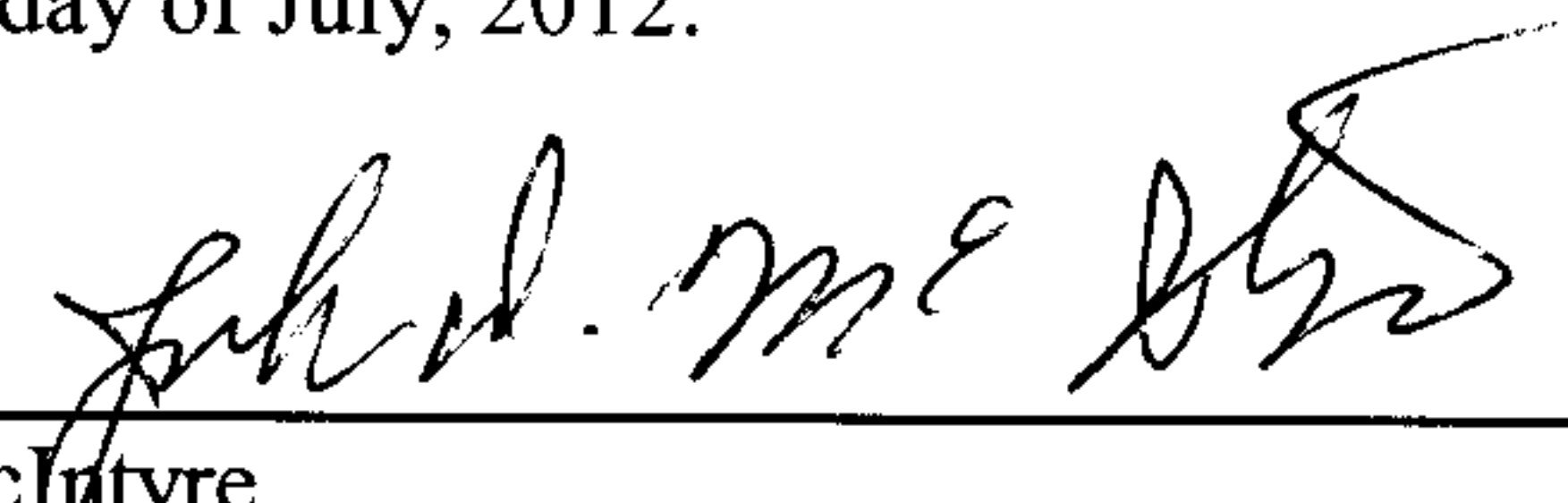
THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$90,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, Unto the said GRANTEES 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.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 26th day of July, 2012.

_____ (Seal)	 (Seal)
_____ (Seal)	John McIntyre _____ (Seal)
_____ (Seal)	_____ (Seal)
_____ (Seal)	_____ (Seal)
	_____ (Seal)

STATE OF ALABAMA


} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John McIntyre whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of July, 2012.

My Commission Expires: 10-16-12



Notary Public

Shelby County, AL 07/30/2012
State of Alabama
Deed Tax: \$10.00



20120730000274610 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
07/30/2012 12:25:19 PM FILED/CERT

EXHIBIT A

PARCEL I:

Part of the N ½ of the NW ¼ of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama; being more particularly described as follows: From the SE corner of the NW ¼ of NW ¼ of said section run in a westerly direction along the South line of said ¼-1/4 section for a distance of 8.6 feet; thence turn an angle to the right of 98 degrees 43 minutes and run along the West right of way line of Alabama Highway No. 119 for a distance of 244.00 feet; thence turn an angle to the left of 98 degrees 43 minutes and run in a westerly direction for a distance of 651.40 feet; thence turn an angle to the right of 76 degrees 06 minutes and run in a northwesterly direction for a distance of 209.03 feet; thence turn an angle t the right of 102 degrees 46 minutes 30 seconds and run in an easterly direction for a distance of 303.49 feet; thence turn an angle to the left of 91 degrees 00 minutes and run in a northerly direction for a distance of 200 feet to the point of beginning; thence continue along last mentioned course for a distance of 133.84 feet to an existing iron pin; thence turn an angle to the right of 91 degrees 15 minutes 18 seconds and run in an easterly direction for a distance of 471.53 feet to an existing iron pin being on the West right of way line of Alabama Highway No. 119; thence turn an angle to the right (89 degrees 12 minutes 08 seconds to chord) and run along said highway West right of way line for a distance of 31.72 feet; thence turn an angle to the right (90 degrees 32 minutes 34 seconds from last mentioned chord line) for a distance of 224.45 feet to an existing iron pin; thence turn an angle to the left of 90 degrees and run in a southerly direction for a distance of 100.00 feet to an existing iron pin; thence turn an angle to the right of 90 degrees and run in a westerly direction for a distance of 245.04 feet to an existing iron pin bi3ng the point of beginning; being situated in Shelby County, Alabama.
According to the survey of Laurence D. Weygand, dated September 26, 1986.

PARCEL II:

Part of the N ½ of the NW ¼ of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama; being more particularly described as follows: From the SE corner of the NW ¼ of NW ¼ of said section, run in a westerly direction along the South line of said ¼-1/4 section for a distance of 8.6 feet; thence turn an angle to the right of 98 degrees 43 minutes and run along the West right of way line of Alabama Highway No. 119 for a distance of 244.00 feet; thence turn an angle to the left of 98 degrees 43 minutes and run in a westerly direction for a distance of 651.40 feet; thence turn an angle to the right of 76 degrees 06 minutes and run in a northwesterly direction for a distance of 209.03 feet; thence turn an angle to the right of 102 degrees 46 minutes 30 seconds and run in an easterly direction for a distance of 303.49 feet; thence turn an angle to the left of 91 degrees 00 minutes and run in a northerly direction for a distance of 200 feet; thence turn an angle to the right of 91degrees 00 minutes and run in an easterly direction for a distance of 465.04 feet, more or less, to a point on the westerly right of way of Alabama Highway No. 119, being the point of beginning; thence turn an angle to the right of 180 degrees and run in a westerly direction for a distance of 220 feet; thence turn an angle to the right of 90 degrees 00 minutes and run in a northerly direction for a distance of 100 feet; thence turn an angle to the right of 90 degrees 00 minutes and run in an easterly direction for a distance of 224.45 feet, more or less, to a point on the westerly right of way line of Alabama Highway No. 119; thence turn an angle to the right and run in a southerly direction along said westerly right of way line of said Alabama Highway No. 119, for a distance of 100.10 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.
According to the survey of Laurence D. Weygand, dated January 9, 1985.

