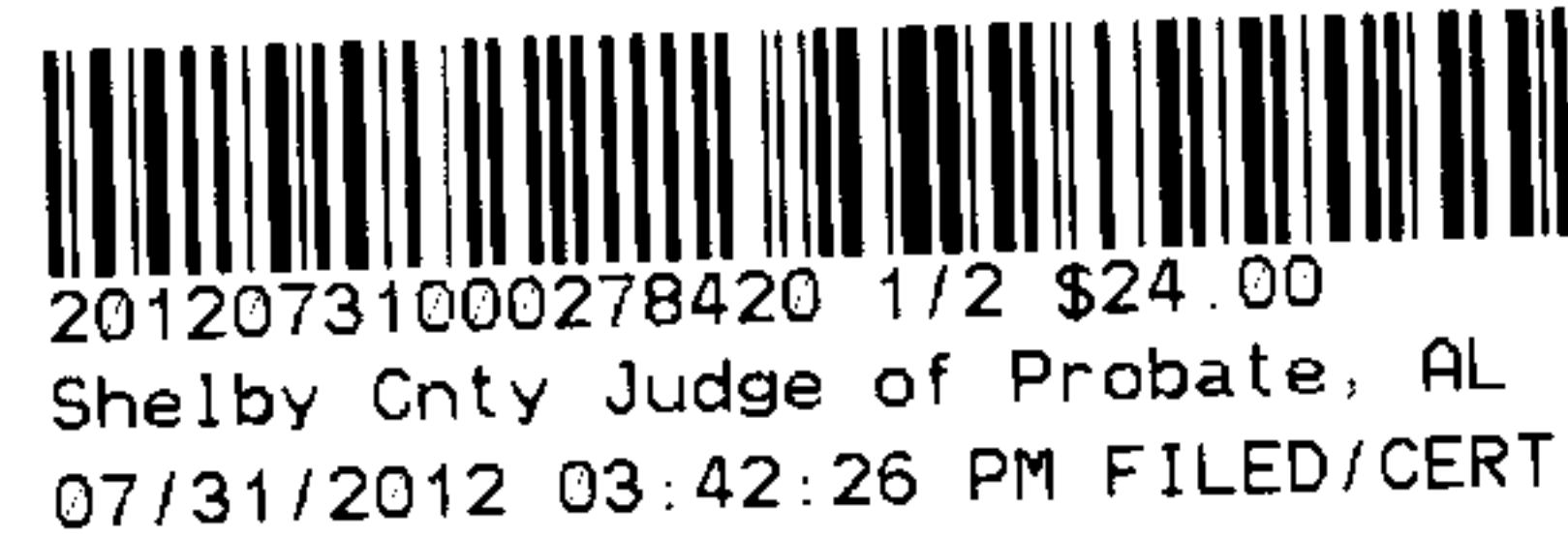


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**WARRANTY DEED**  
**Joint Tenancy With Right of Survivorship**

STATE OF ALABAMA     )  
                                      )  
COUNTY OF SHELBY    )



Know all men by these presents, that in consideration of the sum of Thirty-Nine Thousand Dollars and 00/100 (\$ 39,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Ricky Pickett and Cindy Pickett, 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 **Robert Cowher and Karen Cowher, a married couple**, hereinafter known as the GRANTEE;

*Beginning at the Northeast corner of the NE 1/4 of the NE 1/4 of Section 3, Township 22 South, Range 4 West, and running West a distance of 210 feet; Thence due South a distance of 315 feet to the Southwest corner of the Howard Geary Lot, this being the Point of Beginning; Running on due South 86 feet; Thence East 80 feet; Thence North 86 feet; Thence West 80 feet to the Point of Beginning; being situated in Section 3, Township 22 South, Range 4 West, Shelby County, Alabama. LESS & EXCEPT mineral and mining rights.*

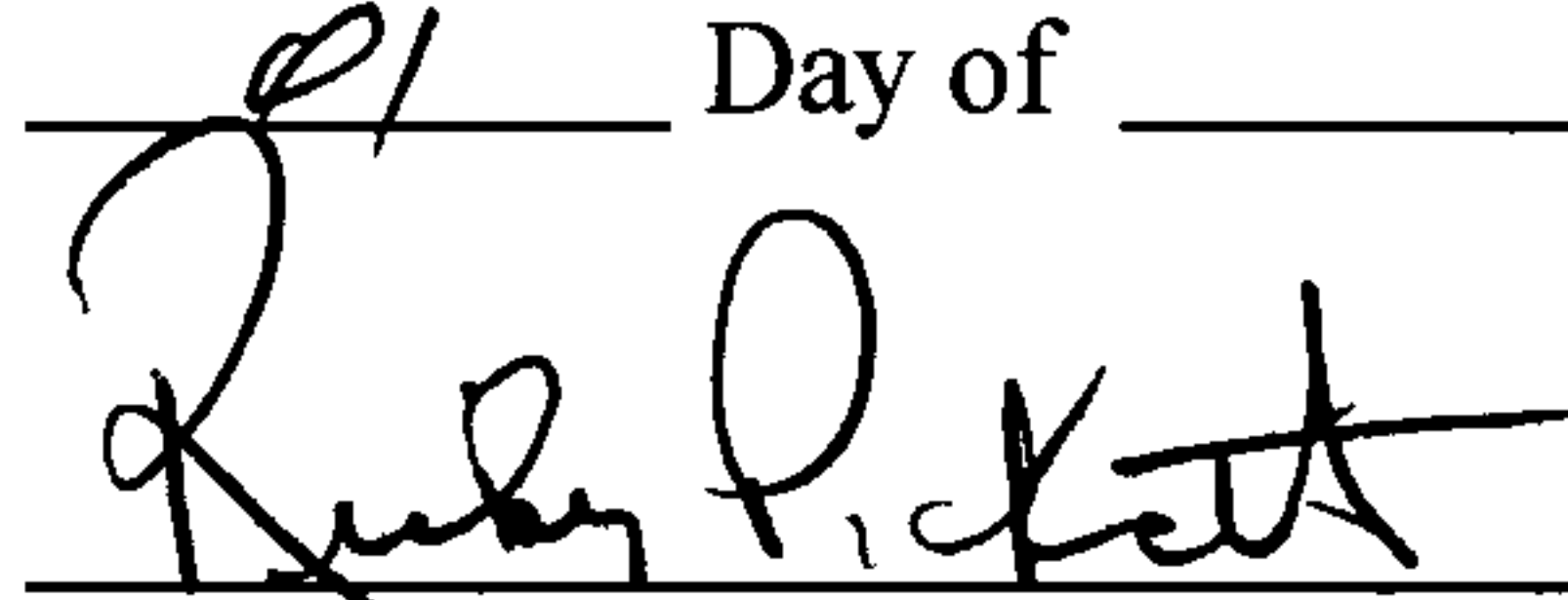
Subject to any and all easements, rights of way, covenants and restrictions of record.


This deed was prepared with the benefit of a title search by Shelby County Abstract & Title Company under policy # S-12-19787 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 # 20110406000106390, 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 01 Day of August, 2012.

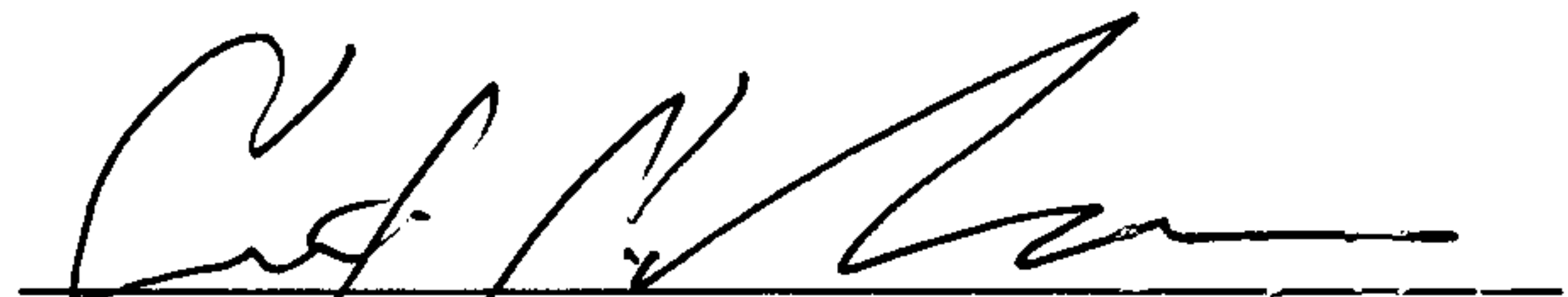
  
\_\_\_\_\_  
Ricky Pickett  
Grantor

  
\_\_\_\_\_  
Cindy Pickett  
Grantor

STATE OF ALABAMA     )  
                                      )  
COUNTY OF SHELBY     )


I, the undersigned, a Notary Public in and for said State, do hereby certify that *Ricky Pickett* and *Cindy Pickett, 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 01 Day of August, 2012.

  
\_\_\_\_\_  
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

  
20120731000278420 2/2 \$24.00  
Shelby Cnty Judge of Probate: AL  
07/31/2012 03:42:26 PM FILED/CERT

Shelby County, AL 07/31/2012  
State of Alabama  
Deed Tax: \$9.00