

Prepared by:
JUL ANN McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
Ricky Pickett & Cindy Pickett
1005 Marvel Rd

Brierfield, AL 35035

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

*Re-recorded in correct
County.

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWENTY-EIGHT THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$28,500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, REGIONS BANK, an Alabama corporation, successor by merger to AmSouth Bank, by Steven Pucier, Vice President (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, RICKY PICKETT and CINDY PICKETT (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

20130927000388510 1/3 \$49.50
Shelby Cnty Judge of Probate, AL
09/27/2013 10:43:07 AM FILED/CERT

Exhibit A, Legal Description, attached hereto and incorporated with by reference.

\$28,500.00 of the above-recited purchase price was paid in cash.

Subject to all outstanding rights of redemption in favor of all persons and entities entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated 04/03/2013 and recorded in Instrument 20130404000140530, in the Probate Office of Shelby County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

Grantor makes no representation or warrant or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of the acquisition thereof by the Grantor.

And Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through or under it, but against none other.

Grantor makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 1st day of July, 2013.

REGIONS BANK, successor by merger to AmSouth Bank
By Steven Pucier, Vice President

STATE OF MISSISSIPPI)
COUNTY OF FORREST)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Steven Pucier, Vice President of REGIONS BANK, successor by merger to AmSouth Bank, 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 instrument, (s)he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation, on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of July, 2013.

NOTARY PUBLIC
My commission expires:



Shelby County, AL 09/27/2013
State of Alabama
Deed Tax: \$28.50

Exhibit A, Legal Description

Lot No. 74, as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer, on October 5, 1965, and being more particularly described as follows:

Commence at the intersection of the South right of way line of Strowd Avenue and the West right of way line of Fallon Avenue, said right of way lines as shown on the map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Southwesterly along said right of way line of Fallon Avenue for 120.0 feet to the point of beginning; thence 90°00'00" right and run Northwesterly for 93.65 feet; thence 41°01'38" left and run Southwesterly for 132.12 feet to a point on the Westerly right of way line of Fallon Avenue; thence 88°00'24" left and Northeasterly along said right of way line of Fallon Avenue for 80.00 feet to the point of beginning.



20130927000388510 2/3 \$49.50
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Regions Bank
Mailing Address 215 Forrest
Hattiesburg, MS

Grantee's Name Ricky Pickett
Mailing Address Cindy Pickett
1005 Marvel Rd
Brierfield, AL 35035

Property Address 1122 6th Street SW
Alabaster, AL 35007

Date of Sale 7/2/13
Total Purchase Price \$ 28,500.00

or
Actual Value \$

or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons who own the property to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom the property is being conveyed.

Property address - the physical address of the property being conveyed.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 7/2/13

Print Malcolm S. McLeod

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

My Commission Expires
3/8/14

Jefferson County

I, the Undersigned, as Judge of Probate in and for said County, in said State, hereby certify that the foregoing is a full, true and correct copy of the instrument with the filing of same as appears of

record in this office in volume 201315 page 25469

Given under my hand and official seal, this the 24
day of September, 2013

Alan P. King

Judge of Probate

20130709000731050 3/3
Bk: LR201315 Pg: 25469
Jefferson County, Alabama
07/09/2013 09:08:55 AM D
Fee - \$22.00
Deed Tax - \$28.50
Total of Fees and Taxes - \$50.50
SCOTT

20130927000388510 3/3 \$49.50
Shelby Cnty Judge of Probate, AL
09/27/2013 10:43:07 AM FILED/CERT