

Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

Know all Men by these Presents: That, in consideration of Two Hundred Fifty Thousand and No/100ths Dollars (\$250,000.00) and other good and valuable consideration to her in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **JACQUELINE H. CONVILLE and Husband, DONALD HOWARD** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **ROBERT W. PICOU, SR. AND BRENDA G. PICOU** (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 187, according to the survey of Wynlake Subdivision, Phase 4-A, as recorded in Map Book 22, page 19, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Alabaster, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights, and the following:

1. **Building Setback line of 35 feet reserved from Wynlake Drive, as shown per plat.**
2. **Utility easements as shown by recorded plat, including, an easement of varying width on the southeasterly side.**
3. **Restrictions, covenants, and conditions as set out in Inst. No. 1997-12379, in Probate Office, but omitting any covenants or restrictions, if an, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.**
4. **Restrictions, limitations and conditions as set out in Plat Book 22, page 19, in the Probate Office of Shelby County, Alabama.**
5. **Transmission Line Permit(s) granted to Alabama Power Company as shown by instrument(s) recorded in Deed Book 101, page 76, Deed Book 121, page 191, and Deed Book 138, page 317, in Probate Office.**
6. **Right(s)-of-Way(s) granted to Alabama Power Company, as set out in Real 40, page 202, in the Probate Office.**
7. **Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 15, page 375, in Probate Office.**

Shelby County, AL 11/01/2013
State of Alabama
Deed Tax: \$250.00


20131101000432890 1/3 \$270.00
Shelby Cnty Judge of Probate, AL
11/01/2013 04:04:02 PM FILED/CERT

§ n/a of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

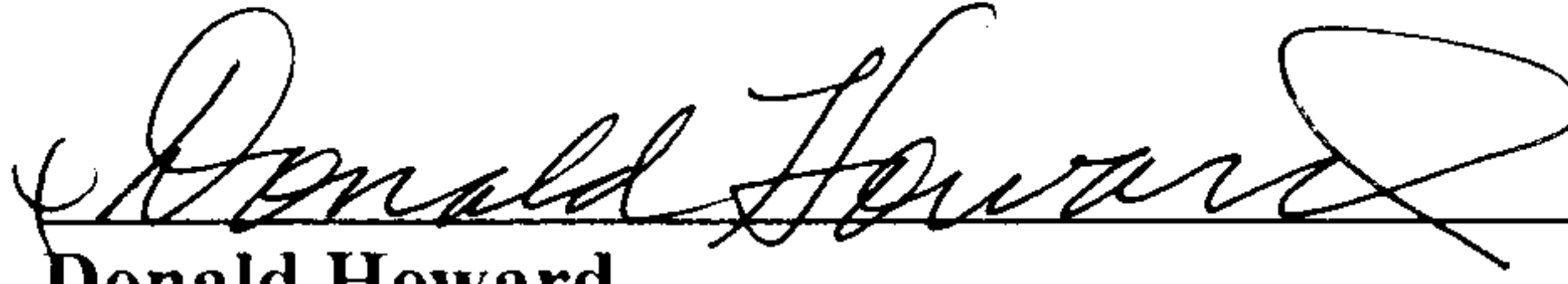
And the said Grantor does, for herself, her heirs and assigns, covenant with said Grantees, their heirs and assigns, that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her heirs and assigns shall **Warrant and Defend** the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set her hand and seal this 1st day of November, 2013.



WITNESS

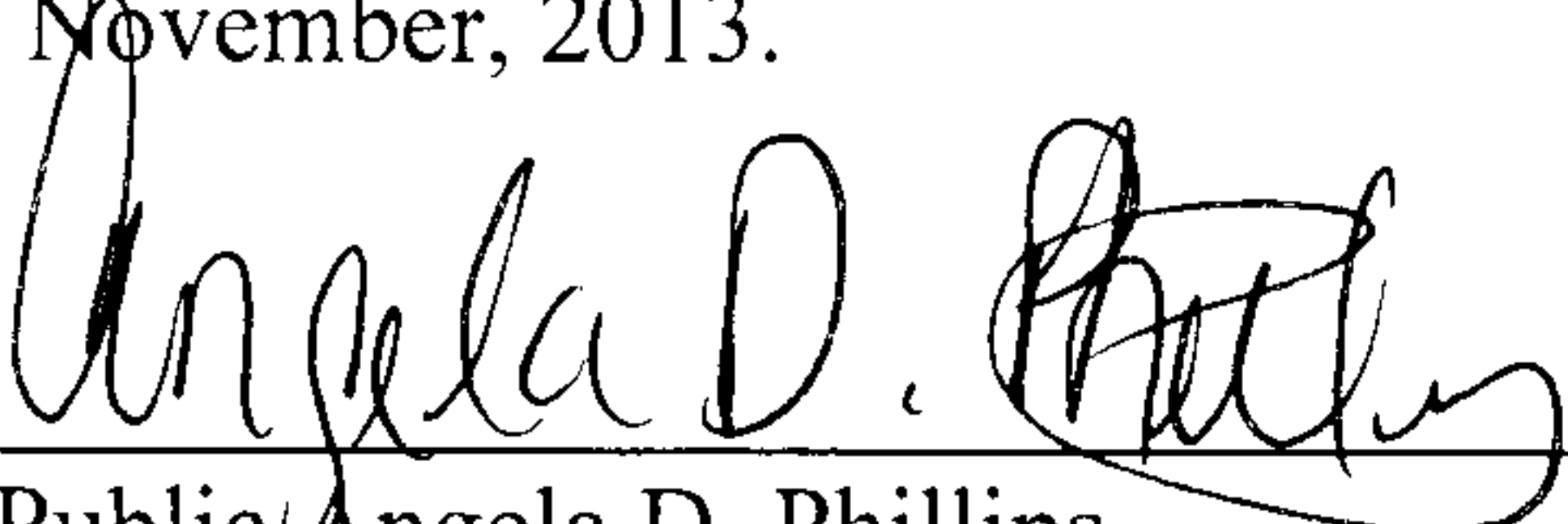

WITNESS

 {L.S.}
Jacqueline H. Conville
 {L.S.}
Donald Howard

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Jacqueline H. Conville and Donald Howard**, 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 seal this 1st day of November, 2013.



Notary Public Angela D. Phillips
My commission expires 01/12/2016

GRANTEES' MAILING ADDRESS:

Robert W. Picou, Sr.
247 Wynlake Drive
Alabaster, AL 35007

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker
Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2013-10-3545



Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Jacqueline H. Conville
115 Kingsley Rd
Alabaster, AL 35007

Grantor's Name
Mailing Address

Robert W. Picou, Sr. and Brenda G. Picou
247 Wynlake Drive
Alabaster, AL 35007

Property Address 247 Wynlake Drive
Alabaster, AL 35007

Date of Sale 11/01/2013
Total Purchase Price \$250,000.00
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 evidenced: (check one) (Recordation of documentary evidence is not required)

____ Bill of Sale
____ Sales Contract
XXX 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 - provided the name of the person or persons conveying interest to property and their current mailing address.

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

Property address – the physical address of the property being conveyed, if available.

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

Total purchase price – the total amount paid for the purchase of the property, both real 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 not 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 11/1/13

____ Unattested



Print Jacqueline H. Conville

Sign

Jacqueline H. Conville
(Grantor/Grantee/Owner/Agent) circle one


20131101000432890 3/3 \$270.00
Shelby Cnty Judge of Probate, AL
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