

This Instrument was prepared by:
Gregory D. Harrelson, Esq
15 Southlake Lane, Ste 130
Hoover, AL 35244

Send Tax Notice To:
Sterrett Mini Storage, LLC
10566 Hwy 55
Sterrett, AL 35147

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THREE HUNDRED FIFTY ONE THOUSAND FIVE HUNDRED and 00/100 Dollars (\$351,500.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Billy Joe Pickett and Johnnie Rae Pickett, Husband and Wife, (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto Sterrett Mini Storage, LLC., an Alabama limited liability company, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 1 of Pickett Mini Storage, as recorded in Map Book 44, page 15, in the Office of the judge of Probate of Shelby County, Alabama.

Subject to: (1) Ad valorem taxes due and payable October 1, 2014 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.

\$280,000.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, its heirs and assigns, forever.
And the Grantors do for themselves and for their successors and assigns covenant with the said Grantee, its heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their successors and assigns shall warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We hereunto set our hand and seal on this the 7th day of May, 2014.

Billy Joe Pickett

Billy 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 Billy 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, this 7th day of May, 2014.


20140508000138890 1/2 \$88.50
Shelby Cnty Judge of Probate, AL
05/08/2014 11:50:37 AM FILED/CERT

Molly A. Thomas

NOTARY PUBLIC

My Commission Expires 11-08-2015

Real Estate Sales Validation Form

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

Grantor's Name Billy Joe Pickett
Mailing Address 160 Sunrise Circle
Wilsonville, AL 35186

Grantee's Name Sterrett Mini Storage
Mailing Address 10566 Hwy 55
Sterrett, AL 35147

Property Address Lot 1 of Pickett
Mini Storage
Map Book 44, Page 15

Date of Sale 5/17/14
Total Purchase Price \$ 351,500.00
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 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 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 5/8/14

Print Greg Harrell

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

ified by)

