20141110000354640 11/10/2014 04:05:07 PM DEEDS 1/2

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Savannah W. Kitchens
H05 Duerkund Pd
Montevallo, FAL 35/15

WARRANTY DEED - Joint Tenants with Right of Survivorship
STATE OF ALABAMA) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)
That in consideration of \$150,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, Lor we Ricky Pickett and Cindy Pickett Husband and Wife, whose mailing address is
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.
Subject to ad valorem taxes for the current year and subsequent years. Subject to restrictions, reservations, conditions, and easements of record. Subject to any minerals or mineral rights leased, granted or retained by prior owners.
TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.
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.
Note; \$147,283.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.
IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 29th day of October, 2014. International Control of Cont
State of Alabama Jefferson County
I, The Undersigned, a notary for said County and in said State, hereby certify that Ricky Pickett and Cindy Pickett, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me

I, The Undersigned, a notary for said County and in said State, hereby certify that Ricky Pickett and Cindy Pickett, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, They executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 29th day of October, 2014.

Notary Public

Commission Expires: 10 31 20 ()

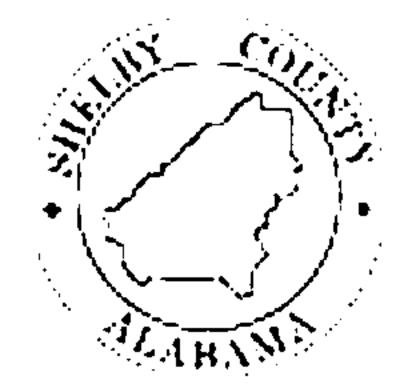
THOMP THOMP

S14-2844HUD

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EXHIBIT "A" Legal Description

Lot 9, according to Map of Bridlewood Forest Subdivision, as recorded in Map Book 5, page 52, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/10/2014 04:05:07 PM
\$20.00 JESSICA

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July 2