



20141222000401230 1/4 \$48.00
Shelby Cnty Judge of Probate, AL
12/22/2014 11:33:25 AM FILED/CERT

Send Tax Notice To:
Cindy Pickett
Ricky Pickett
P.O. Box 1671
Alabaster, Alabama 35007

This instrument was prepared by:
Laurie Boston Sharp,
P. O. Box 567
Alabaster, AL 35007

Statutory Warranty Deed, Joint Tenants with Right of Survivorship

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF SIX HUNDRED FIFTY THOUSAND and 00/100 DOLLARS (\$650,000.00) paid to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **RNB PROPERTIES, LLC**, an Alabama limited liability company (herein referred to as Grantor), does grant, bargain, sell and convey unto **CINDY PICKETT and RICKY PICKET, as joint tenants with right of survivorship**, (herein referred to collectively as Grantee), the following described real estate (herein referred to as the Property), situated in the State of Alabama, County of Shelby, to-wit:

**SEE EXHIBIT A, ATTACHED HERETO AND INCORPORATED
HEREIN AS IF SET OUT IN FULL**

\$625,000.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The above Property is conveyed subject to:

1. the lien of ad valorem and similar taxes for 2015 and subsequent years;
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights, including but not limited to gas, oil, sand and gravel, in, on and under subject property;
3. Right of Way to Shelby County; and
4. Any and all matters of record.

TO HAVE AND TO HOLD unto the said Grantees, as joint tenants with right of survivorship, its successors 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 survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

Shelby County, AL 12/22/2014
State of Alabama
Deed Tax: \$25.00

Grantor makes no warranty 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 acquisition thereof by the Grantor.

17th IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the 17th day of December, 2014.

RNB PROPERTIES, LLC
an Alabama corporation

By: 
Randy Goodwin
Its: **Managing Member**

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that RANDY GOODWIN, whose name as Managing Member of RNB PROPERTIES, LLC, an Alabama limited liability company, 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 conveyance, he, in his capacity as such Managing Member and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of December, 2014.


NOTARY PUBLIC

My commission expires: 5-13-2017



20141222000401230 2/4 \$48.00
Shelby Cnty Judge of Probate, AL
12/22/2014 11:33:25 AM FILED/CERT

Exhibit "A"

Commence at the Northwest corner of the Southwest 1/4, Section 23, Township 21 South, Range 3 West, Shelby County, Alabama and run easterly along the North line of said quarter section a distance of 635.77 feet to the point of beginning of the tract of land herein described; thence continue easterly along said quarter line for 241.26 feet; thence turn 83 degrees 51 minutes 33 seconds right and run southeasterly for 631.82 feet to a point on the northerly right of way line of Shelby County Highway 80; thence turn 92 degrees 37 minutes 32 seconds right and run westerly along said right of way line 269.95 feet; thence turn 90 degrees 00 minutes 00 seconds right and run 645.96 feet to the point of beginning. Situated in Shelby County, Alabama.

For information purposes only, the property address is purported to be:
1669 Mission Hills Road, Alabaster, AL 35007

76



20141222000401230 3/4 \$48.00
Shelby Cnty Judge of Probate, AL
12/22/2014 11:33:25 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name RNB Properties, LLC
Mailing Address 1441 Water Spring Rd.
Calera, AL 35040

Grantee's Name Ricky Pickett
Mailing Address P.O. Box 1671
Alabaster, AL 35007

Property Address _____

Date of Sale Dec. 19, 2014

Total Purchase Price \$ 650,000.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____



20141222000401230 4/4 \$48.00
Shelby Cnty Judge of Probate, AL
12/22/2014 11:33:25 AM FILED/CERT

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 12-19-2014

Print Laurie Boston Sharp

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1