

This instrument was prepared by:
Lauren Sonnier, AL Court ID: DUV002
Law Offices of Lauren Sonnier, PLLC
(without benefit of title search)
P. O. Box 1516
Ocean Springs, MS 39566
228-327-1424

Send tax notice to:
199 Sycamore Lane
Alabaster, AL 35007-7444

20150811000278830
08/11/2015 03:17:26 PM
DEEDS 1/4

WARRANTY DEED TO PERFECT TITLE

60454721-3082870
STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00), and other valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I or we, EDGAR E. PICKETT, who acquired title as E. E. PICKETT, and NELLIE PICKETT, husband and wife, as joint tenants with right of survivorship (herein referred to as grantor, whether one or more), do warrant, grant, bargain, sell, and convey unto EDGAR E. PICKETT and NELLIE PICKETT, husband and wife, as joint tenants with the rights of survivorship and not as tenants in common, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion (herein referred to as grantee, whether one or more) the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the SW ¼ of the NW ¼ of Section 23, Township 21 South, Range 3 West; thence run Easterly and along the South line for 481.03 feet to the point of beginning; Thence continue along the same line for 198.83 feet; Thence turn 95 degrees 59'35" to the left and run Northwesterly for 215.31 feet; Thence turn 81 degrees 22'58" to the left and run westerly for 200.0 feet; Thence turn 98 degrees 37'02" to the left and run Southeasterly for 224.52 feet to the point of beginning, and containing 1.0 acre, more or less. Situated in Shelby County, Alabama.

Source of Title: Instrument No. 1993-17223
Commonly known as: 199 Sycamore Ln., Alabaster, AL 35007-7444
Tax Id Number(s): 236232001049008
Fair Market Value: \$171,000.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

This Conveyance is made subject to covenants, restrictions, reservations, and easements heretofore imposed upon the subject property of record.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 31 day of July, 2015.

Edgar E. Pickett
a/k/a E. E. Pickett

EDGAR E. PICKETT a/k/a E. E. PICKETT

Nellie Pickett
NELLIE PICKETT

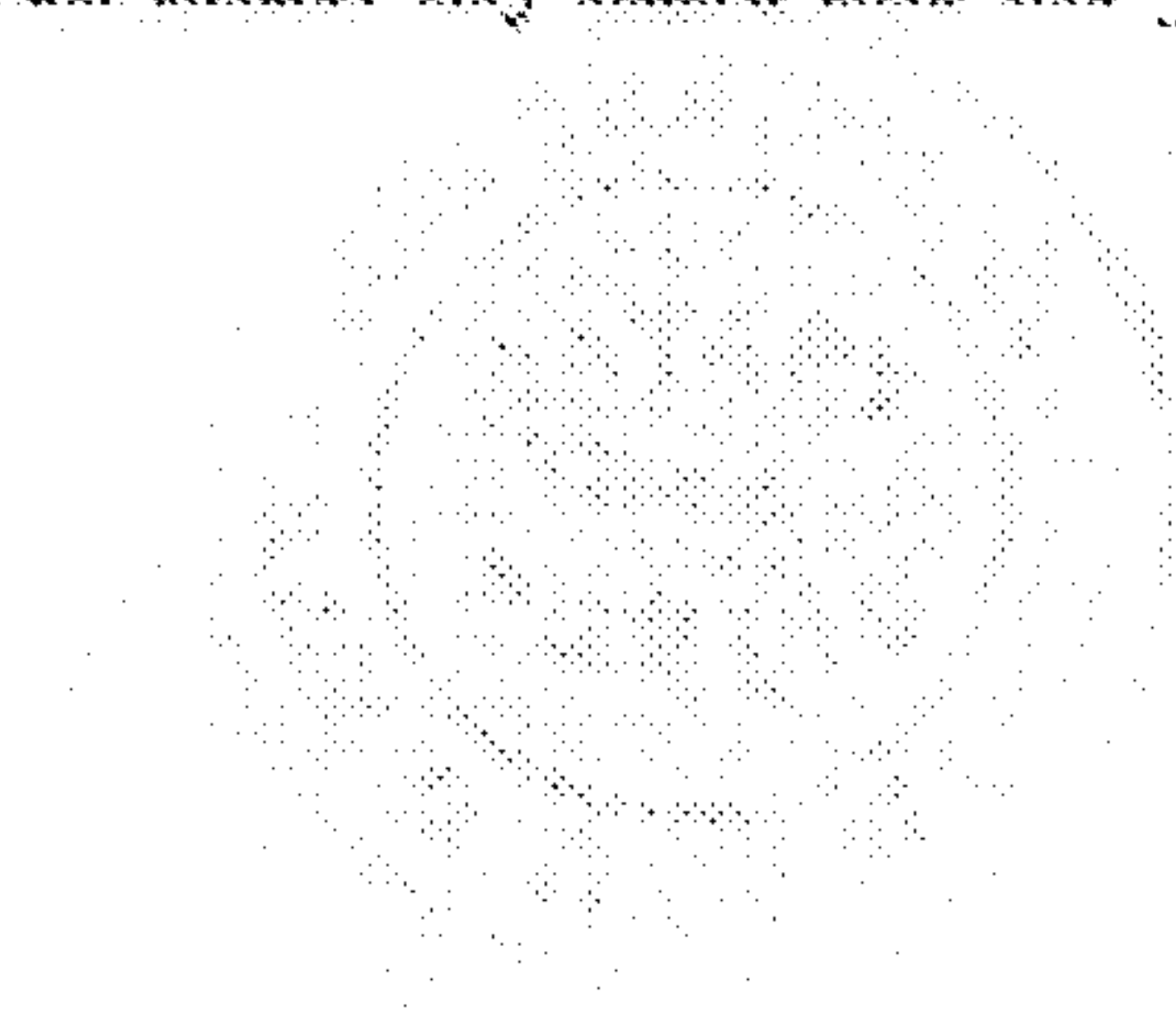
Grantor/Grantee Address: 199 Sycamore Lane, Alabaster, AL 35007-7444

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that EDGAR E. PICKETT a/k/a E. E. PICKETT, 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 31 day of July, 2015.



John Caldwell

Print Name: John Caldwell

Commission Expires:

STATE OF ALABAMA

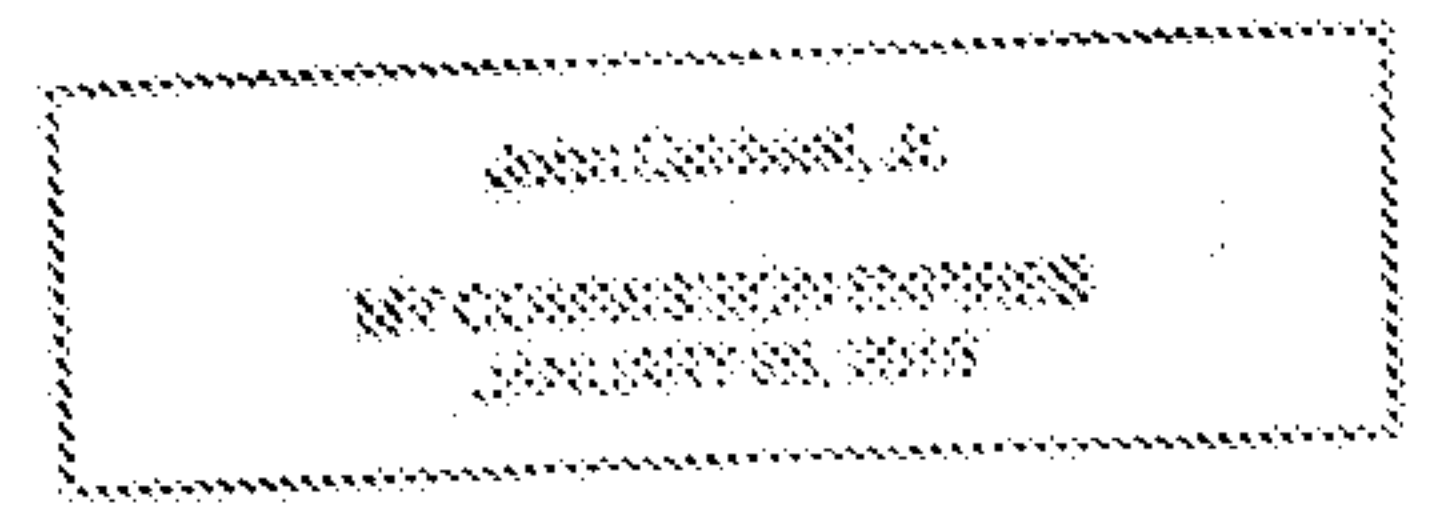
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that NELLI PICKETT, 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 31 day of July, 2015.

John Caldwell
Print Name: John Caldwell

Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name EDGAR E. PICKETT and
Mailing Address NELLIE PICKETT
199 Sycamore Ln
Alabaster, AL 35007

Grantee's Name EDGAR E. PICKETT and
Mailing Address NELLIE PICKETT
199 Sycamore Ln
Alabaster, AL 35007

Property Address 199 Sycamore Ln
Alabaster, AL 35007

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 170,230

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08/11/2015 03:17:26 PM
DEEDS 4/4

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 Correcting title

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 8-4-2015

Print CHEYL KOBEL

Sign Cheryl Kobel

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/11/2015 03:17:26 PM
\$24.00 CHERRY
20150811000278830

Signature

Print Form

Form RT-1