

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
National Residential Nominee Services, Inc.
10125 Crosstown Circle, Suite 380
Eden Prairie, Mn 55344

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Twenty Eight Thousand Five Hundred and No/100 Dollars (\$228,500.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Richard L. Pickering, Jr. and Mary Tamra Swindall Pickering, wife and husband**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **NATIONAL RESIDENTIAL NOMINEE SERVICES INC. FBO LEXICON RELOCATION, LLC** (hereinafter referred to as GRANTEES), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 10, Block 16, according to the Survey of Broken Bow South, as recorded in Map Book 11, Page 82, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2016 and subsequent years not yet due and payable until October 1, 2016.

Existing covenants and restrictions, easements, building lines and limitations of record.

Tamra Swindall Pickering is one and same person as Mary Tamra Swindall Pickering, grantee in that certain deed recorded in Instrument No. 20100714000224100.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns, in fee simple, forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

Shelby County, AL 10/21/2015
State of Alabama
Deed Tax: \$228.50

20151021000367760 1/3 \$248.50
Shelby Cnty Judge of Probate, AL
10/21/2015 02:04:35 PM FILED/CERT

CLAYTON T. SWEENEY, ATTORNEY AT LAW

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 16th day of October, 2015.

Witness

Richard L. Pickering, Jr.
Richard L. Pickering, Jr.

Witness

Tamra Swindall Pickering
Tamra Swindall Pickering

STATE OF Alabama)

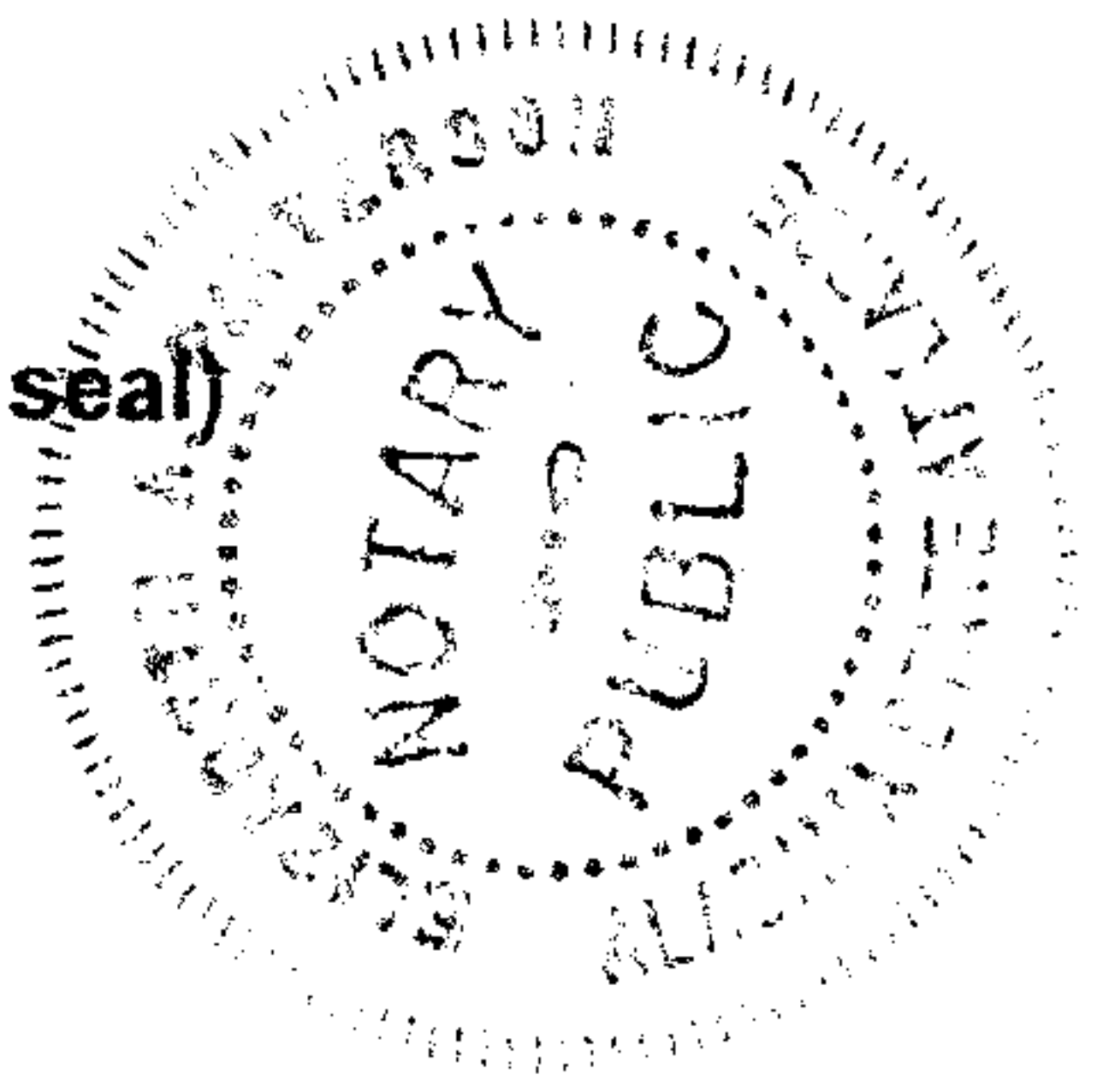
COUNTY OF Shelby)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Richard L. Pickering, Jr., married man, 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 Instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of October, 2015.

Eleanor Ann Patton
NOTARY PUBLIC
My Commission Expires: 10-1-2019

(must affix seal)



STATE OF Alabama)

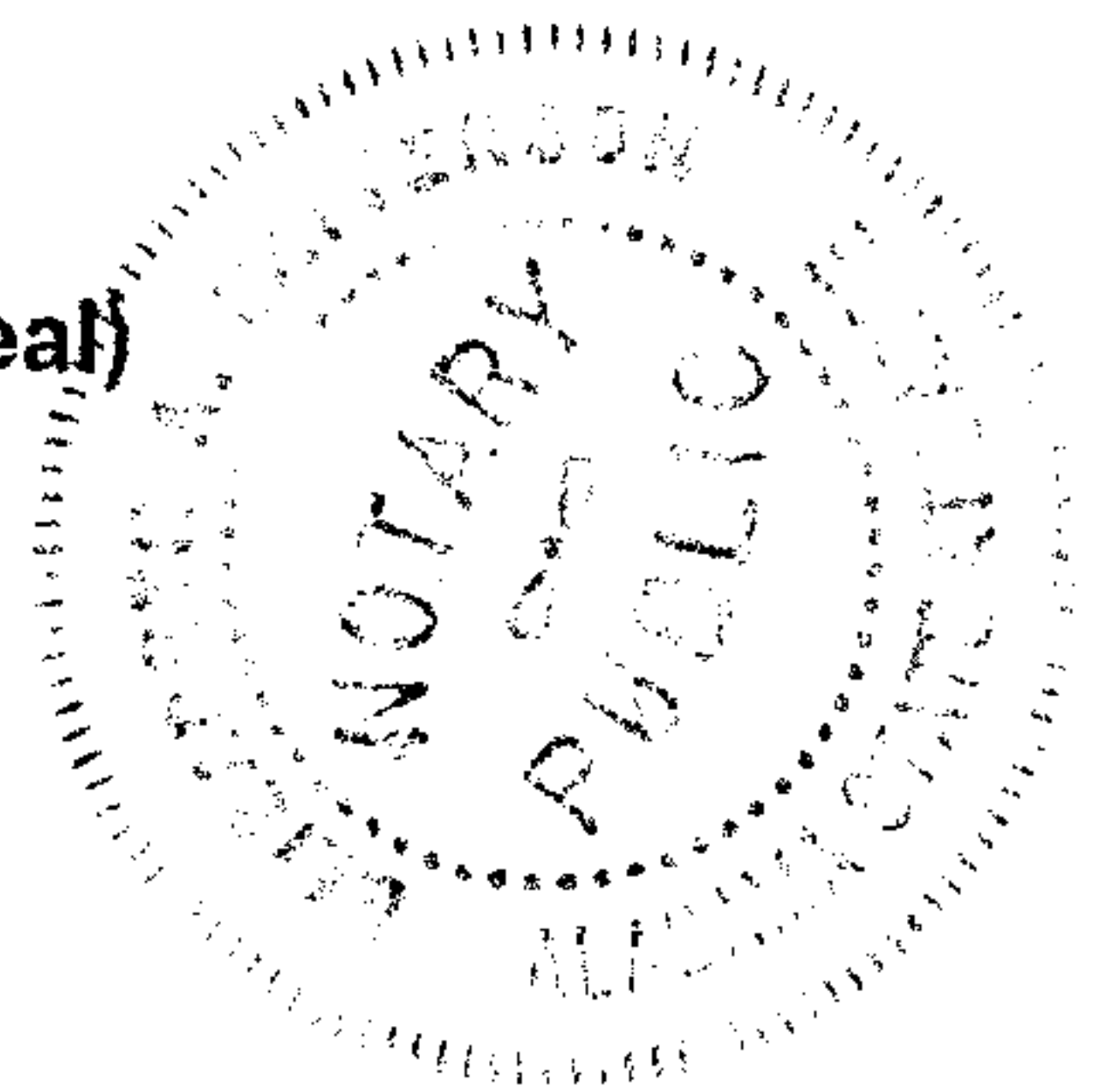
COUNTY OF Shelby)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Tamra Swindall Pickering, a married woman, 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 Instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of October, 2015.

Eleanor Ann Patton
NOTARY PUBLIC
My Commission Expires: 10-1-2019

(must affix seal)



20151021000367760 2/3 \$248.50
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Richard L. Pickering, Jr. and Tamra Swindall Pickering
Mailing Address 10125 Crosstown Suite 380
Eden Prarie, MN 55344

Grantee's Name National Residential Nominee Services, Inc.
Mailing Address ~~XXXXXX~~ 10125 Crosstown
~~XXXXXX~~ Circle Ste 380
Eden Prarie, MN 55344

Property Address 5117 Weatherford Drive
Birmingham, AL 35242

Date of Sale October 21, 2015

Total Purchase Price \$ 228,500.00

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
☐ Deed

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 October 16, 2015

Print Richard L. Pickering, Jr. and Tamra Swindall Pickering

Unattested

(verified by)

Sign By:

(Grantor/Grantee/Owner/Agent) circle one



20151021000367760 3/3 \$248.50
Shelby Cnty Judge of Probate, AL
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