

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Billy Joe Pickett
160 Sunrise Circle
Wilsonville AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **SEVENTY FIVE THOUSAND AND NO/00 DOLLARS (\$75,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Jean P. West, a single woman (herein referred to as Grantor)*** grant, bargain, sell and convey unto ***Billy Joe Pickett and Johnnie R. Pickett (herein referred to as Grantees)***, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

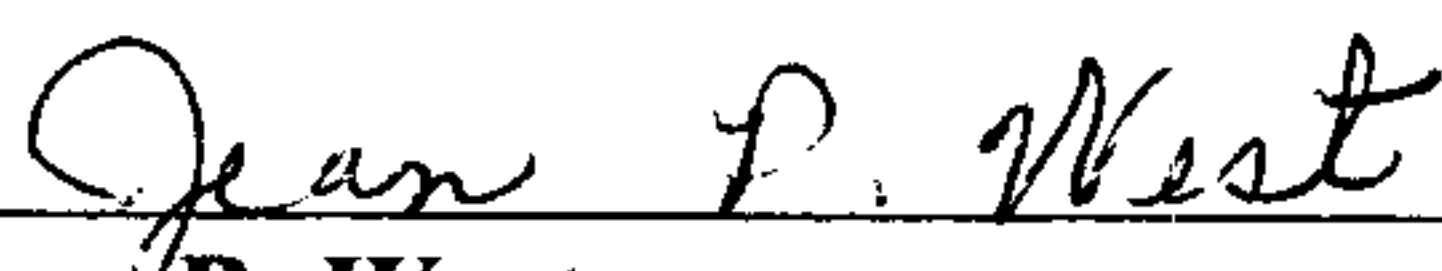
SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2015.
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs 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 herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12th day of November, 2015.

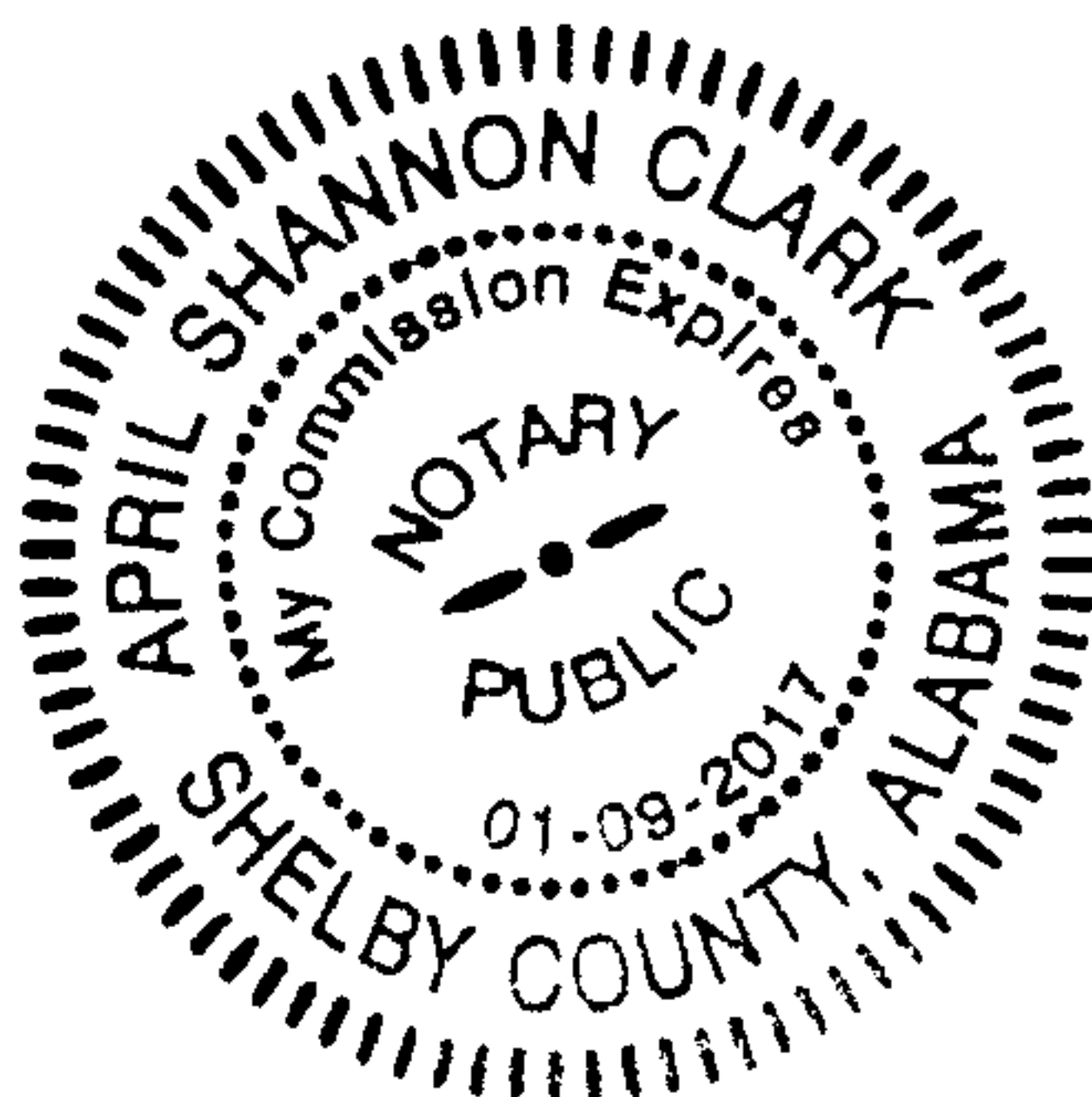


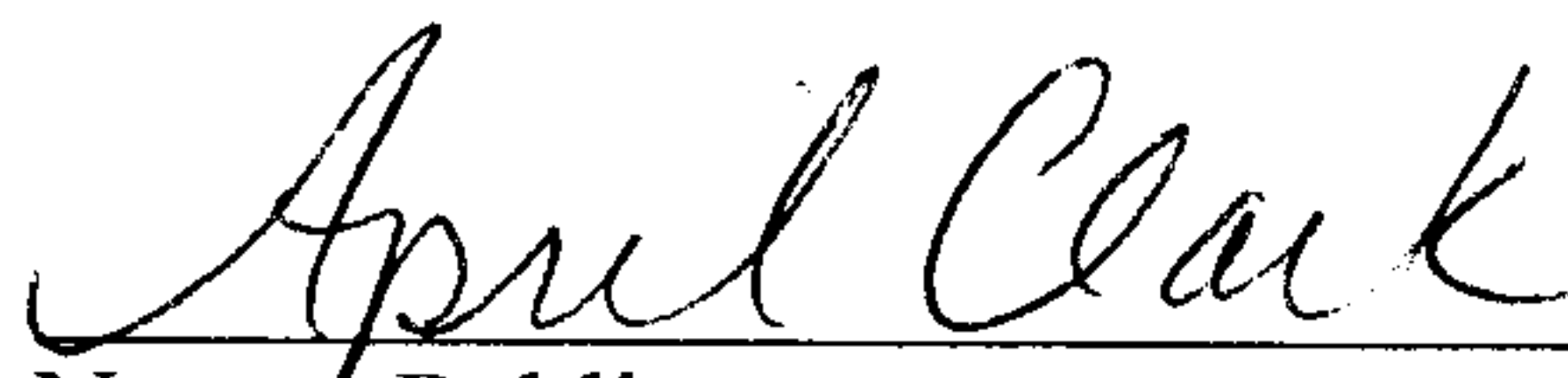
Jean P. West

STATE OF ALABAMA)
COUNTY OF SHELBY)

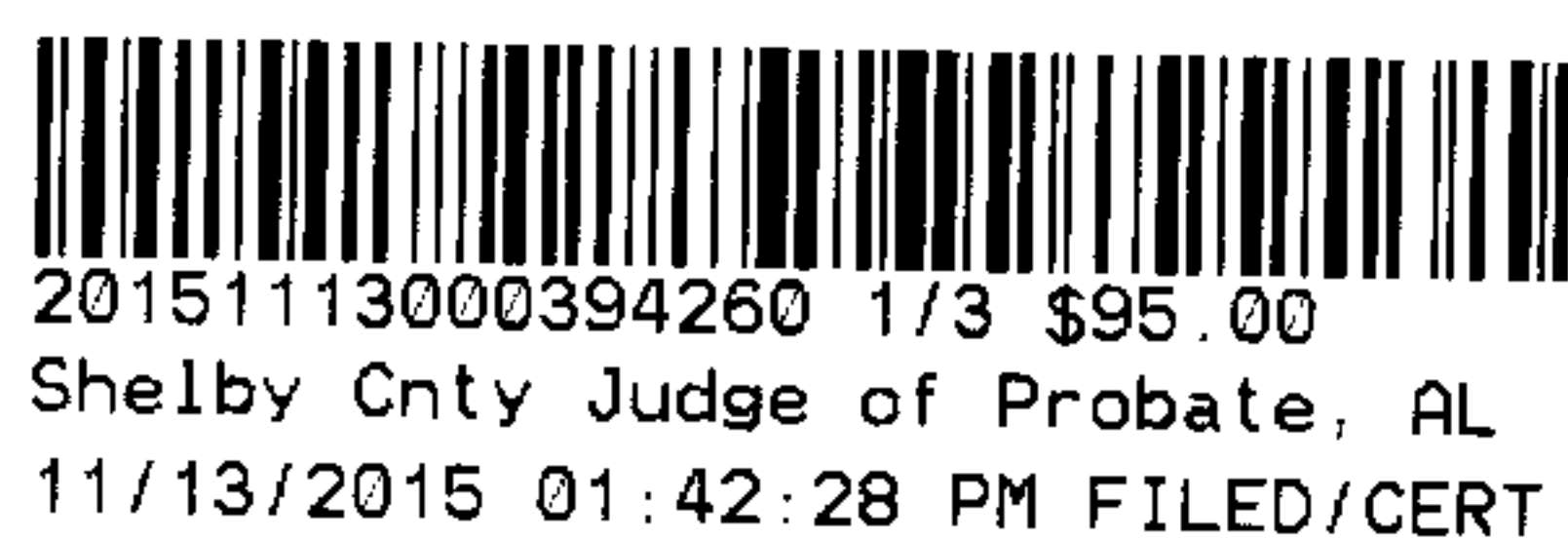
I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***Jean P. West***, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of November, 2015.





Notary Public
My Commission Expires: 1-9-2017



Shelby County, AL 11/13/2015
State of Alabama
Deed Tax: \$75.00


EXHIBIT A – LEGAL DESCRIPTION

A parcel of land in the NE 1/4 of the NW 1/4 of Section 13, Township 21 South, Range 1 East, being a part of the same land described in a deed to Thurman E. Newman, recorded in Deed Book 330, at Page 816, of the real property records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commencing at the Northwest corner of the NE 1/4 of the NW 1/4 of said Section 13; thence East along the North line of said 1/4-1/4 Section, a distance of 100.16 feet to a point on the Northeast edge of the Lokey Ferry Road; thence South 40 degrees 10 minutes 03 seconds East along the Northeast edge of said road, a distance of 217.31 feet to a point; thence South 71 degrees 50 minutes 49 seconds East a distance of 398.02 feet to the point of beginning; thence South 71 degrees 50 minutes 49 seconds East a distance of 95.84 feet; thence South 36 degrees 00 minutes 21 seconds East a distance of 204.86 feet to a point on the West right of way of Sunrise Circle; thence along a curve, to the left in said right of way, having a radius of 360.00 feet and a chord bearing of South 24 degrees 25 minutes 20 seconds West, an arc length of 94.44 feet to a point; thence North 77 degrees 40 minutes 35 seconds West, a distance of 190.56 feet to a point; thence North 03 degrees 14 minutes 00 seconds East, a distance of 241.04 feet to the point of beginning.
Situating in Shelby County, Alabama.

Less and except property conveyed to Timothy E. Cox and Lynn H. Cox in Instrument #20120731000278160 and described as follows:

Commence at the NW Corner of Section 13, Township 21 South, Range 1 East, Shelby County, Alabama; thence N90°00'00"E, a distance of 100.16'; thence S40°10'03"E, a distance of 217.31'; thence S71°50'49"E, a distance of 398.02'; thence S03°14'00"W, a distance of 200.71' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 40.33'; thence S77°40'35"E, a distance of 190.56'; thence N61°19'55"W, a distance of 148.34'; thence N79°41'50"W, a distance of 54.62' to the POINT OF BEGINNING.


20151113000394260 2/3 \$95.00
Shelby Cnty Judge of Probate, AL
11/13/2015 01:42:28 PM 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 Jean P. West
Mailing Address 800 Rice Valley Rd N.
Tuscaloosa AL 35406
Property Address 105 Sunrise Cir.
Wilsonville AL

Grantee's Name Billy Joe Pickett
Mailing Address 160 Sunrise Cir.
Wilsonville AL 35186

Date of Sale 11-12-15
Total Purchase Price 75,000.00
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 of 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 _____

Print Jean P. West

Unattested

Sign Jean P. West

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20151113000394260 3/3 \$95.00
Shelby Cnty Judge of Probate, AL
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Form RT-1