

WARRANTY DEED

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Pickett Construction, LLC  
P. O. Box 1671  
Alabaster, AL 35007

20160119000017860

01/19/2016 10:52:38 AM

STATE OF ALABAMA  
COUNTY OF SHELBY

DEEDS 1/2

Know All Men by These Presents: That in consideration of **Ten and no/100 Dollars (\$10.00)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **RICKY PICKETT, a married man and BILLY JOE PICKETT, a married man** (herein referred to as Grantors) grant, bargain, sell and convey unto **PICKETT CONSTRUCTION, LLC** (herein referred to as Grantee), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 23, according to the Survey of Colonial Oaks Phase I, as recorded in Map Book 39, Page 115, in the Probate Office of Shelby County, Alabama.**

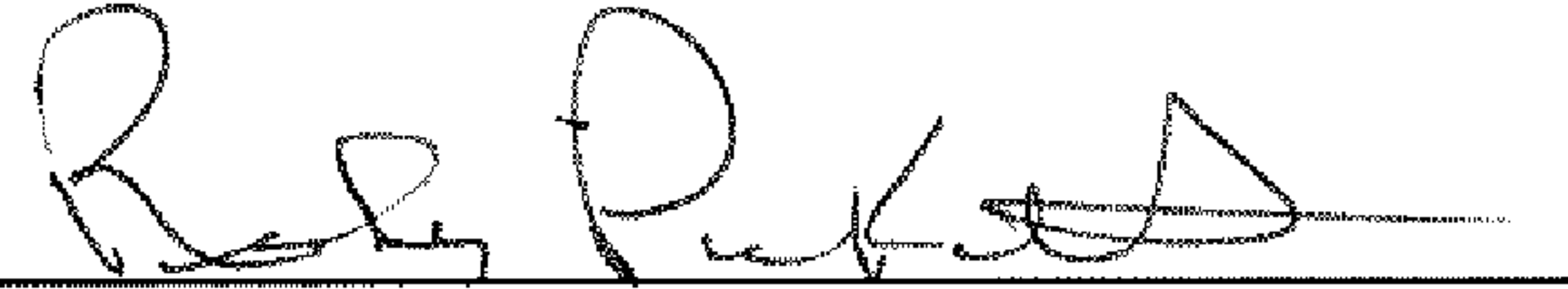
**This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).**

Subject to mineral and mining rights if not owned by Grantors.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

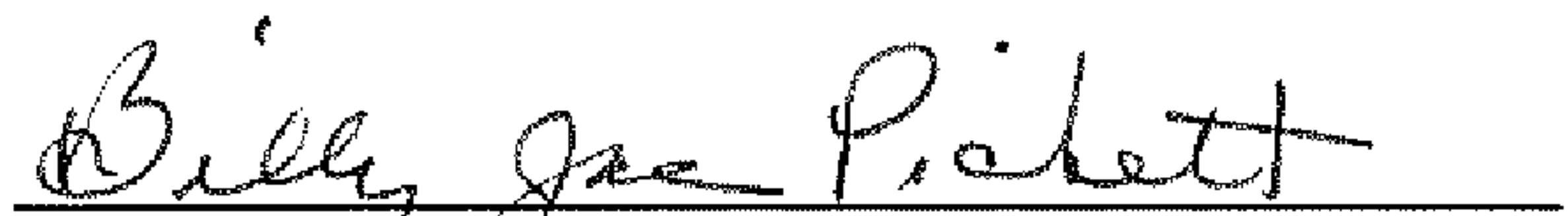
And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 18<sup>th</sup> day of January, 2016.



Ricky ~~RICKEY~~-PICKETT

STATE OF ALABAMA  
COUNTY OF SHELBY



Billy Joe BILLY JOE PICKETT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ~~RICKEY~~ Ricky PICKETT and BILLY JOE PICKETT, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18<sup>th</sup> day of January, 2016.

JERRICA PIKE FLETCHER  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
May 01, 2017



Notary Public

My Commission Expires: 5-1-2017

Real Estate Sales Validation Form

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

Grantor's Name	Ricky Pickett	Grantee's Name	Pickett Construction
Mailing Address	Billy Joe Pickett	Mailing Address	LLC
			PO Box 1671
			Alabaster, AL 35007
Property Address	115 Federal Rd	Date of Sale	1/18/16
	Montevallo, AL 35115	Total Purchase Price \$	
		Or	
		Actual Value \$	
		Or	
		Assessor's Market Value \$	28,440

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	Appraisal
Sales Contract	X Other
Closing Statement	Tax Collector's Market Value

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.

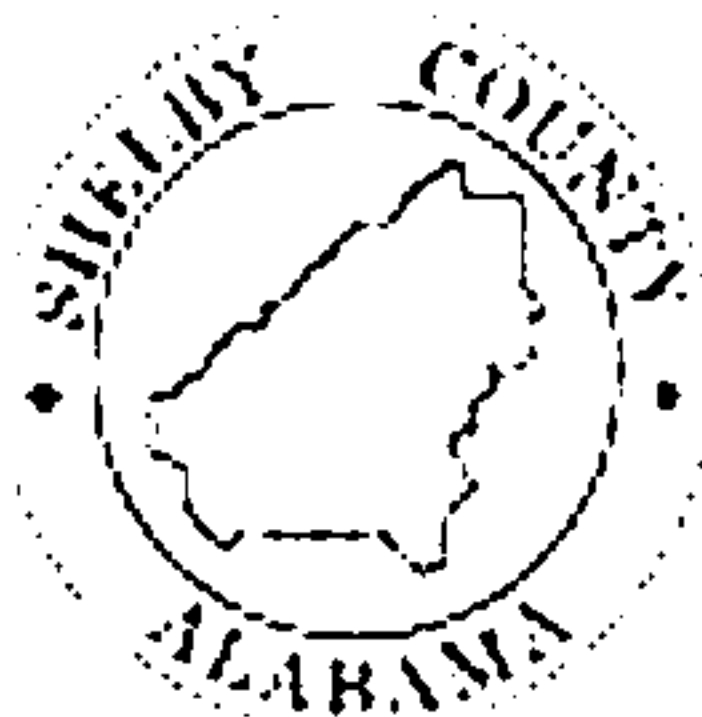
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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	Print B. CHRISTOPHER BATTLES
Unattested	Sign
(verified by)	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
01/19/2016 10:52:38 AM  
\$45.50 DEBBIE  
20160119000017860

*[Signature]*