

THIS INSTRUMENT PREPARED BY:
Michael J. Brandt
Wallace, Jordan, Ratliff & Brandt, L.L.C.
800 Shades Creek Parkway, Ste. 400
Birmingham, Alabama 35209


SEND TAX NOTICE TO:
Johnny Baird Pickett

Tax Assessor's Property Value: \$75,450.00
Address of Property: 5970 Highway 10
Montevallo, AL 35115-7674

Parcel I.D.: 26-1-02-0-001-010.000
Source of Title: Deed Book 255, Page 496, Shelby County, AL

DEED OF DISTRIBUTION

STATE OF ALABAMA)
SHELBY COUNTY)



20170718000256630 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
07/18/2017 12:17:20 PM FILED/CERT

THIS DEED made and entered into by **Johnny Baird Pickett**, as Personal Representative of the Estate of Jack Pickett, deceased (herein referred to as Grantors), with a current address of 5 Country Hills Road Montevallo 35115 to **Johnny Baird Pickett** (herein referred to as Grantee), with a current address of 5 Country Hills Road Montevallo 35115

RECITALS:

1. Jack Pickett (herein referred to as Decedent) died testate on May 26, 2013. The Decedent's Last Will and Testament was admitted to record in the Probate Court of Shelby County, Alabama, on November 22, 2013. The administration of the Decedent's Estate was assigned Case Number PR-2013-000489 by said Court. Said Court issued Letters Testamentary to Grantor on November 22, 2013, authorizing him to act on behalf of the Estate of the Decedent.

2. Grantor has determined that said real estate described herein and made the subject of this conveyance shall be distributed to Grantee in satisfaction of said devise to it under Item ONE of the Decedent's Will.

NOW, THEREFORE, in consideration of the premises, Grantor does hereby Grant, Bargain, Sell and Convey unto Grantee, all of the Decedent's right, title, interest and claim in or to the real estate situated in Shelby County, Alabama, described with particularity, as to-wit:

Begin at the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 2, Township 22 South, Range 4 West; thence run easterly along the North

boundary line of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 2 Township 22 South Range 4 West for 424.0, thence turn an angle of 90 deg. 39 min. to the right and run southerly 192.0 feet; thence turn an angle of 89 deg. 21 min. to the right and run westerly 100.0 feet, thence turn an angle of 89 deg. 21 min. to the left and run southerly 12_.0 feet; thence turn an angle of 89 deg. 21 min to the right and run westerly 30.0 feet; thence turn an angle of 89 deg. 21 min. to the left and run southerly 91 feet to the point on the North right of way line of Shelby County Road 22; thence turn an angle of 104 deg. 10 min. to the right and run southwesterly along the North R.O.W. line of said County Road for 220.95 feet to a point on the West boundary line of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 2, Township 22 South Range 4 West; thence run northerly along the west boundary line of the southeast $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of Township 22 South, Range 4 West for 349.68 feet, more or less, to the Point of Beginning.


This land being a part of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 2 Township 22 South Range 4 West and being 2.882 acres, more or less.

Subject to ad valorem taxes due October, 2017, a lien, but not yet payable.

Subject to all easements, encumbrances, restrictions and rights of way of record.


TO HAVE AND TO HOLD to the said Grantee, and to his heirs, personal representatives, successors and assigns forever.

This instrument is executed by Grantor solely in his representative capacity named herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of a Grantor in his individual capacity, and a Grantor expressly limits his liability hereunder to the property now or hereafter held by him in his representative capacity named.


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IN WITNESS WHEREOF, the Grantor has executed this conveyance by setting his signature hereto effective this the 22nd day of June, 2017.


ESTATE OF JACK PICKETT
Deceased


By 
Johnny Baird Pickett
Personal Representative

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that Johnny Baird Pickett, whose name, as Personal Representative of the Estate of Jack Pickett, 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 said instrument, he executed the same voluntarily in his official capacity as such Personal Representative on the day the same bears date.

Given under my hand and official seal this the 22nd day of June, 2017.


NOTARY PUBLIC
My Commission Expires: 8/22/18


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