

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

WARRANTY DEED



20171122000421620 1/3 \$70.00
Shelby Cnty Judge of Probate, AL
11/22/2017 10:33:24 AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Larry Pickett, married (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Bernice Pickett (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the NE corner of the NE 1/4 of the SE 1/4 of Section 35, Township 21 South, Range 1 West, thence run West along the North line of said 1/4-1/4 section, a distance of 562.00 feet, to the NE corner of John and Mozell Battle lot, thence turn an angle of 105 degrees 32 min. to the left and run along the East line of the Battle lot, a distance of 191.43 feet, to the point of beginning, thence continue in the same direction a distance of 424.32 feet to the NE corner of Joseph Green lot, thence turn an angle of 112 degrees 00 min. to the right and run along said Green lot, a distance of 150.00 feet, thence turn an angle of 112 degrees 00 min. to the left and run along said Green lot, a distance of 145.00 feet to the Settlement Road, thence turn an angle of 107 degrees 45 min. 53 sec. to the right and run along said Settlement Road a distance of 178.00 feet, thence turn an angle of 14 degrees 16 min. 49 sec. to the left and run along said Settlement Road, a distance of 75.83 feet to the SE corner of the Parker Lot, thence turn an angle of 95 degrees 46 min. 49 sec. to the right and run along said Parker Lot and the Lamb Lot, a distance of 405.00 feet, thence turn an angle of 05 degrees 14 min. 28 sec. to the left and run along the Harvell Lot, a distance of 140.78 feet to the South line of the John and Mozell Battle Lot, thence turn an angle of 101 degrees 30 min. 35 sec. to the right and run along said Battle Lot, a distance of 321.00 feet to the point of beginning. Situated in the NE 1/4 of the SE 1/4 of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama, and containing 4.00 acres, more or less.

Also, Lots 1, 2, and 3 of the Pickett Family Subdivision, as recorded in Map Book 43, page 34, in the Probate Office of Shelby County, Alabama.

Shelby County, AL 11/22/2017
State of Alabama
Deed Tax: \$49.00

Subject to ad valorem taxes due and payable October 1, 2017, and subsequent years, easements, restrictions, rights of way, and permits of record.


The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

TO HAVE AND TO HOLD to the said GRANTEE and her heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE, his, her or their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this

22nd day of November, 2017.

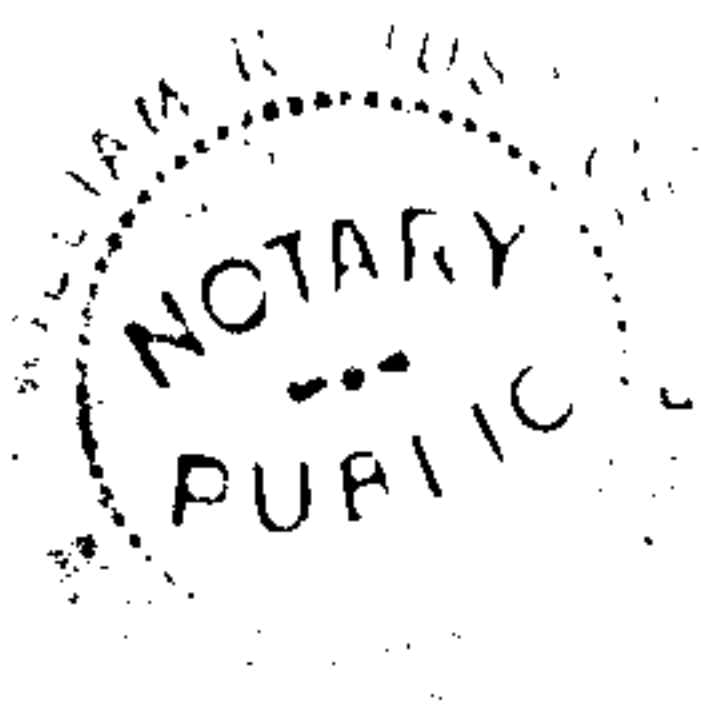

20171122000421620 2/3 \$70.00
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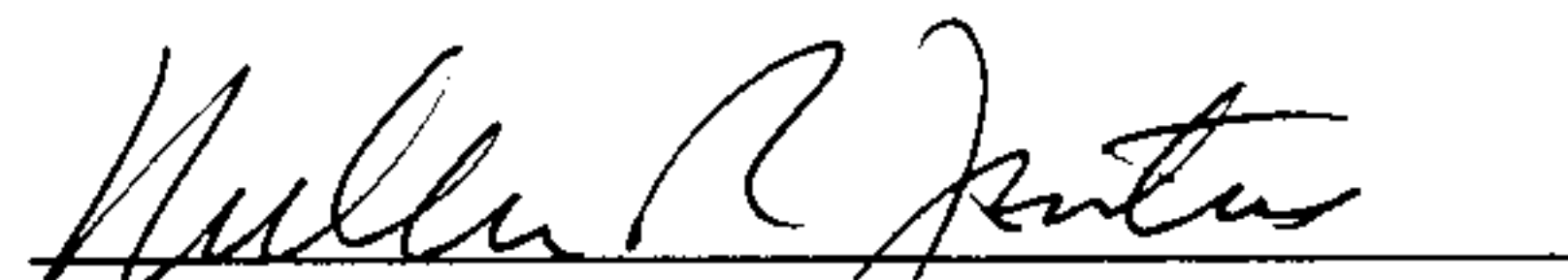

Larry Pickett

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry 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 and official seal this 22nd day of November, 2017.




Notary Public
My commission expires: 9-11-19

Real Estate Sales Validation Form

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

Grantor's Name Larry Pickett
Mailing Address 115 Nelson Walker Road
Columbiana, AL 35051

Grantee's Name Bernice Pickett
Mailing Address 115 Nelson Walker Road
Columbiana, AL 35051


Property Address Nelson Walker Road
Columbiana, AL 35051

Date of Sale 11-22-17
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 48,970

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


20171122000421620 3/3 \$70.00
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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 11-22-17

Print Larry Pickett

☐ Unattested

Sign Larry Pickett

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1