

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

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

Send tax notice to:  
Harold Pickett and  
Barbara Joyce Pickett  
5800 Spring Creek Rd.  
Montevallo, AL 35115

**STATE OF ALABAMA  
COUNTY OF SHELBY**

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 Grantees herein, the receipt where is acknowledged, we, **HAROLD PICKETT and BARBARA JOYCE PICKETT, husband and wife** (herein referred to as Grantors) grant, bargain, sell and convey unto **HAROLD PICKETT, BARBARA JOYCE PICKETT, BARRY T. PICKETT AND VINCENT K. 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.**

**No opinion as to the title of the above-described property was requested by the parties to this deed and preparer of this deed offers no opinion as to the title to the above-described property. Legal description furnished by the Grantor herein.**

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.

To Have and to Hold to 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 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 we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 30th day of November, 2017.

  
**HAROLD PICKETT**

  
**BARBARA JOYCE PICKETT**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Harold Pickett and Barbara Joyce 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 30th day of November, 2017.

TISHA DAWN EICHELBERGER  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
October 19, 2020

  
Notary Public  
My Commission Expires: 10-19-2020

**EXHIBIT "A"**

PARCEL 1

BEGIN at the NE Corner of the SW 1/4 of the SW 1/4 of Section 5, Township 22 South, Range 2 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S01°08'53"E, a distance of 337.07'; thence N87°55'12"W, a distance of 760.57'; thence N00°55'23"W, a distance of 337.00'; thence S87°55'12"E, a distance of 759.25' to the POINT OF BEGINNING.

Said Parcel containing 5.875 acres, more or less.

PARCEL 2

Commence at the NE Corner of the SW 1/4 of the SW 1/4 of Section 5, Township 22 South, Range 2 West, Shelby County, Alabama; thence S01°08'53"E, a distance of 337.07' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 336.67'; thence N87°55'45"W, a distance of 761.89'; thence N00°55'23"W, a distance of 336.72'; thence S87°55'12"E, a distance of 760.57' to the POINT OF BEGINNING.

Said Parcel containing 5.875 acres, more or less.

ALSO AND INCLUDING a 25' Wide Ingress/Egress and Utility Easement, lying 12.5' each side of and parallel to the following described centerline:

Commence at the NE Corner of the SW 1/4 of the SW 1/4 of Section 5, Township 22 South, Range 2 West, Shelby County, Alabama; thence N87°55'12"W, a distance of 759.25'; thence S00°55'23"E, a distance of 12.52' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N87°56'13"W, a distance of 439.82' to the Easterly R.O.W. line of Spring Creek Road, 80' R.O.W., and the POINT OF ENDING OF SAID CENTERLINE.

According to the survey by Rodney Y. Shiflett, AL Reg. #21784, dated 09/25/2017.

**PARCEL NO.: 28-3-05-0-001-014.000**

Real Estate Sales Validation Form

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

Grantor's Name	Harold Pickett	Grantee's Name	Harold Pickett
Mailing Address	Barbara Joyce Pickett 5800 Spring Creek Rd. Montevallo, AL 35115	Mailing Address	Barbara Joyce Pickett Barry T. Pickett Vincent K. Pickett 5800 Spring Creek Rd. Montevallo, AL 35115
Property Address	5800 Spring Creek Rd. Montevallo, AL 35115	Date of Sale	11/30/2017
		Total Purchase Price \$	
		Or	
		Actual Value \$	
		Or	
		Assessor's Market Value \$	126,000.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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	11-30-17	Print	B. CHRISTOPHER BATTLES
Unattested	(verified by)	Sign	(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/27/2017 11:42:58 AM  
\$149.00 JESSICA  
20171227000459700

*[Signature]*