

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA           )  
COUNTY OF SHELBY        )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **Sixteen Thousand Four Hundred Dollars (\$16,400.00)** and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantees herein, the receipt where is acknowledged We, **Thomas Davis Keyes, a married man, Mary Heather Keyes, a married woman, and John Thomas Keyes, a married man**, (herein referred to as grantors), grant, bargain, sell and convey unto **Michael Carl Pickett and Joan Anthony Pickett**, (herein referred to as grantees), for and during their joint lives, and upon death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in **Shelby** County, Alabama, to wit:

**See Exhibit "A" Attached Hereto and Made A Part Hereof**


This document was prepared by Rick Battaglia as Scrivener only. Rick Battaglia makes no representation as to the sufficiency or status of title for the above described property.

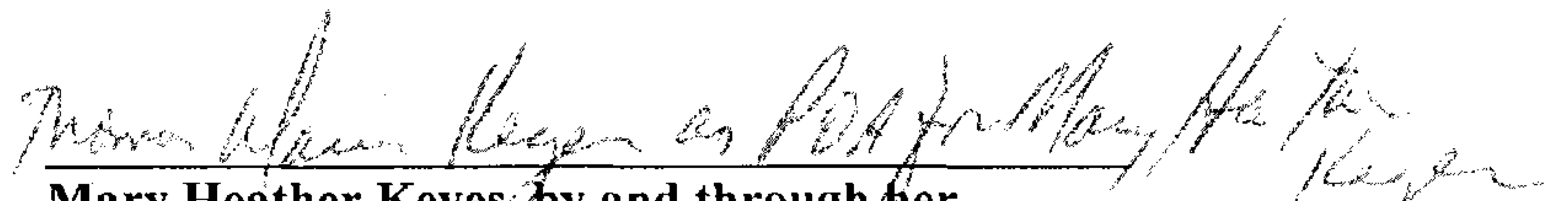
This conveyance and the warranties hereinafter contained are made subject to any and all covenants, restrictions, reservations, rights of way of record and easements heretofore imposed upon the subject property.


TO HAVE AND TO HOLD to the said GRANTEES for and during their Joint lives, and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns to such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators, covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein above provided; that we have a right to sell and convey the same as aforesaid; and that we will, and our heirs, executors and administrators shall, WARRANT AND DEFEND the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

In Witness Whereof, I have hereunto set my hand and seal this 16<sup>th</sup> day of April, 2018.

  
Thomas Davis Keyes


  
Mary Heather Keyes, by and through her  
Attorney in Fact, Thomas Davis Keyes

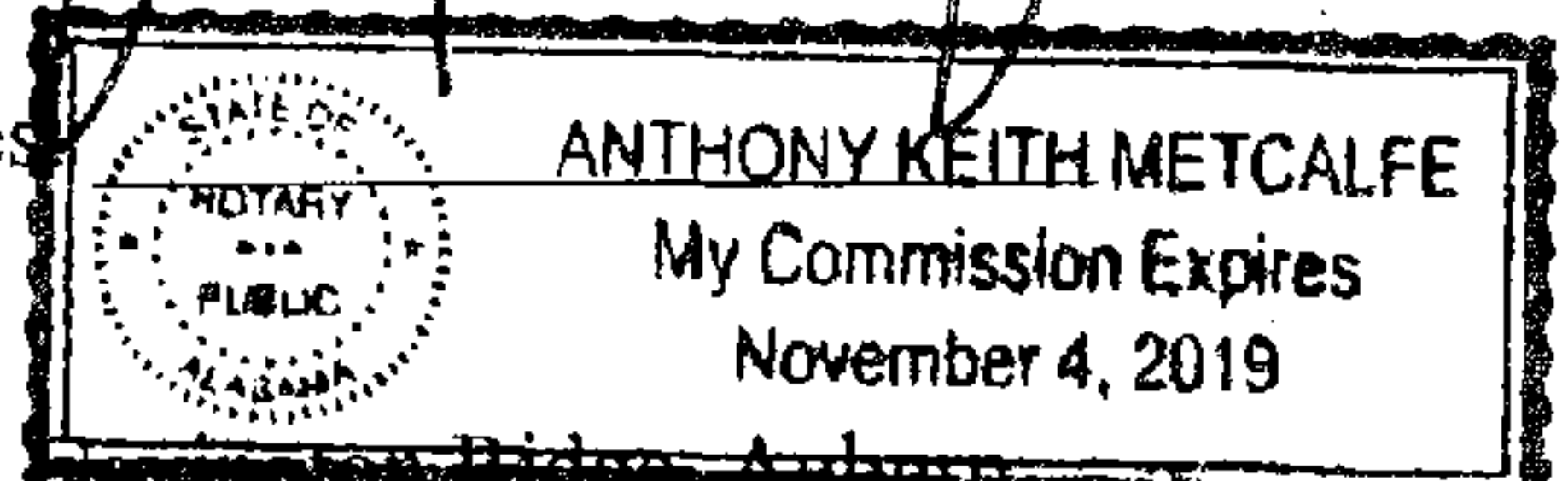
  
John Thomas Keyes, by and through his Attorney  
in Fact, Thomas Davis Keyes

STATE OF ALABAMA           )  
COUNTY OF JEFFERSON     )

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Thomas Davis Keyes, individually and as Attorney in Fact for Mary Heather Keyes and John Thomas Keyes**, 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 the conveyance he, individually and as such officer with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16<sup>th</sup> day of April, 2018.

  
NOTARY PUBLIC  
My Commission Expires



THIS INSTRUMENT PREPARED BY: Rick Battaglia, Attorney at Law, 1753 Covington Ridge, Auburn, AL 36830. AFTER RECORDING RETURN TO:  
Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

**Exhibit "A"**

**Parcel ID# 26-06-14-0-000-003.008**

A lot described as commencing at the NW corner of the NE1/4 of the NE1/4, thence S 746 feet; thence East 133 feet to the point of beginning; continue E 266 feet; thence North 148 feet; thence West 266 feet; thence South 148 feet to the point of beginning; described as Lots 15 & 17, Section 14, Township 22 South, Range 4 West, Shelby County, Alabama.

**Parcel ID#26-06-14-0-000-003.009**

Lots #7, 9, 11 and 13, a lot described as follows: Commence at the NE corner of Section 14; thence South 75 feet; thence West 399 feet to the point of beginning; thence West 532 feet; thence North 148 feet; thence East 532 feet; thence South 148 feet to the point of beginning, Section 14, Township 22 South, Range 4 West, Shelby County, Alabama.

**Parcel ID#26-06-14-0-000-003.010**

Lot #5, a lot described as beginning at the NE corner of Section 14; thence South 750 feet; thence West 296 feet to the point of beginning; continue West 133 feet; thence North 148 feet; thence East 133 feet; thence South 148 feet to the point of beginning, Section 14, Township 22 South, Range 4 West, Shelby County, Alabama.

**Parcel ID#26-06-14-0-000-003.011**

Lot #3, a lot described as commencing at the NE corner of Section 14; thence South 750 feet; thence West 133 feet to the point of beginning; continue West 133 feet; thence North 148 feet; thence East 133 feet; thence South 148 feet to the point of beginning, Section 14, Township 22 South, Range 4 West, Shelby County, Alabama.

**Parcel ID#26-06-14-0-000-003.012**

Lot #1, a lot described as beginning 598 feet South of the NE corner of the NE1/4 of the NE1/4, continue South 148 feet; thence West 133 feet; thence North 148 feet; thence East 133 feet to the point of beginning, Section 14, Township 22 South, Range 4 West, Shelby County, Alabama.

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name THOMAS DAVIS KEYES, A MARRIED MAN,  
 Mailing Address MARY HEATHER KEYES, A MARRIED WOMAN,  
 AND JOHN THOMAS KEYES, A MARRIED MAN

Grantee's Name MICHAEL CARL PICKETT AND JOAN  
 Mailing Address ANTHONY PICKETT  
 3500 HWY 10  
 MONTEVALLO, AL 35115

Property Address 5 PARCELS OF LANE  
 SHELBY COUNTY, AL

Date of Sale APRIL 16, 2018  
 Total Purchase Price \$ 16,400.00



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 04/27/2018 10:33:01 AM  
 S37.50 CHERRY  
 20180427000142830

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 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 ANTHONY METCALFE

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1