

This instrument was prepared by:
Justin Smitherman, Esq.
4685 Highway 17 Suite D
Helena, AL 35080

Send Tax Notice to:
Kelly & Lora Ramey
65 Magnolia Way
Montevallo, AL 35115

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of EIGHTY NINE THOUSAND NINE HUNDRED (\$89,900.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Pearl B. Pickett**, an unmarried woman, the surviving grantee in those certain joint survivorship deeds recorded in Book 357, Page 25, Book 357, Page 26, and Book 357, Page 27, the other grantee therein, William D. Pickett, having died on or about February 4th, 2014 (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Kelly Ramey**, a single woman, and **Lora L. Ramey**, a married woman as her sole and separate property (hereinafter referred to as GRANTEE whether one or more), as joint tenants with rights of survivorship, in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

PERMANENTLY AFFIXED IS A 1993 Cavalier mobile home, Serial #16914-A/B. That part of the NE ¼ of the NW ¼ of Section 3, Township 22 South, Range 4 West, Shelby County, Alabama, described as follows: Commencing at the Southeast corner of said ¼ - ¼ Section, and run thence West along the South line of said ¼ - ¼ Section for a distance of 105 feet, more or less, to the point of beginning; thence run North for 446 feet, more or less, to the South right-of-way line of Shelby County Highway 10; thence run Westerly along said right-of-way line for 550 feet, more or less, to a point; thence run South for 515.10 feet, more or less, to a point of the South line of said ¼ - ¼ Section; thence run East along the South line of said ¼ - ¼ Section to the point of beginning.

LESS AND EXCEPT:

Commence at the SW corner of the NE ¼ of the NE ¼, Section 3, Township 22 South, Range 4 West; thence Easterly 721.68' to an old iron pin in place; thence 89° 23' 39" left and run 229.79' to the Point of Beginning; thence continue along last described course 262.50' to the South ROW of a county road; thence right 102° 53' and run 157.50' along said ROW; thence right 77° 07' and run 262.50'; thence right 103° 53' and run 157.5' to the Point of Beginning.

LESS AND EXCEPT:

Commence at the southeast corner of the Northeast ¼ of the Northwest ¼ of Section 3, Township 22 South, Range 4 West; thence run N 90 deg. 00' 00" W along said ¼ - ¼ line for a distance of 105.00 feet to a found iron pin; thence continue N 90 deg. 00' 00" W along said line a distance of 220.13 feet to a ½' rebar set and the Point of Beginning; thence continue N 90 deg. 00' 00" W along said line and an existing wire fence for a distance of 272.63 feet to a found iron pin; thence N 02 deg. 00' 42" E along said wire fence for a distance of 223.99 feet to a found iron pin; thence S 76 deg. 57' 12" E along said wire fence for a distance of 157.79 feet to a found iron pin; thence N 02 deg. 25' 01" E for a distance of 262.48 feet to a found iron pin on the southerly right of way line of



20180829000311940 2/3 \$23.00
Shelby Cnty Judge of Probate, AL
08/29/2018 03:05:16 PM FILED/CERT

Montevallo-Tuscaloosa Road; thence S 74 deg. 48' 35" E along said right of way line for a distance of 59.48 feet to a 1/2' rebar set; thence S 04 deg. 13' 49" W leaving said right of way line along an existing wire fence for a distance of 133.40 feet to an existing fence post; thence S 43 deg. 45' 03" E along said wire fence a distance of 10.40 feet to an existing fence post; thence S 52 deg. 58' 26" E for a distance of 38.31 feet to an existing fence post; thence S 11 deg. 36' 40" E for a distance of 288.98 feet to the Point of Beginning.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 07 day of August, 2018.

Pearl B. Pickett by Carole Hucker, Her attorney in fact
Pearl B. Pickett by Carole Hucker, her Attorney-in-Fact

STATE OF ALABAMA
SHELBY COUNTY

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ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Pearl B. Pickett by Carole Hucker, her Attorney-in-Fact**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 07 day of August, 2018.

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 18, 2021

Notary Public

My Commission Expires: 1/18/21

Real Estate Sales Validation Form

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

Grantor's Name Pearl B. Pickett, by Carol Hucker, her AIF
Mailing Address 65 Magnolia Way
Montevallo, AL 35115

Grantee's Name Kelly Ramey Lora L. Ramey
Mailing Address 65 Magnolia Way
Montevallo, AL 35115

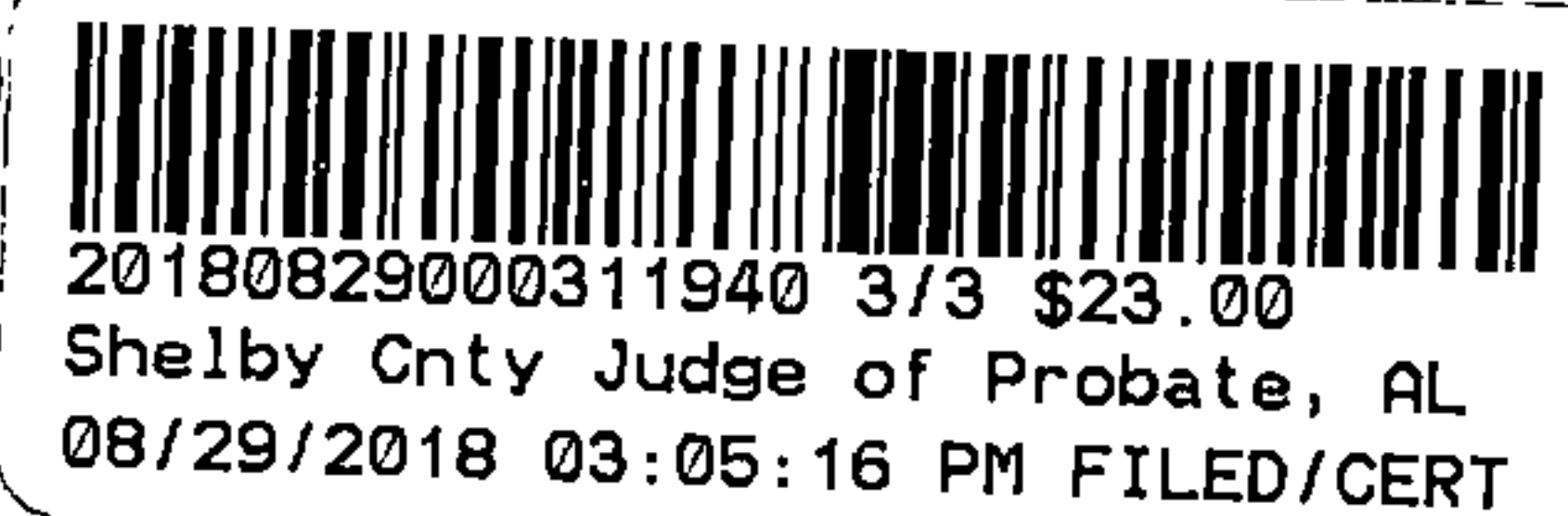
Property Address 65 Magnolia Way
Montevallo, AL 35115

Date of Sale 08/27/2018
Total Purchase Price \$89,900.00
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 08/27/2018

Print Justin Smitherman

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Unattested

Shelby County, AL 08/29/2018
State of Alabama
Deed Tax: \$2.00