

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Nineteen Thousand Five Hundred Dollars (\$19,500.00) and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantees herein, the receipt where is acknowledged We, Jim Keyes a/k/a John James Keyes, III, Bernice N. Keyes, Jim Keyes a/k/a John James Keyes, III, as Trustee of Kelly Nichole Keyes trust dated 12/24/1985, Jim Keyes a/k/a John James Keyes, III, as Trustee of Kimberly Diane Keyes trust dated 12/24/1985, Jim Keyes a/k/a John James Keyes III, as Trustee of the Amanda Helen Keyes Trust dated 12/24/1985, Jim Keyes a/k/a John James Keyes, III, as Trustee for Dorothy Elizabeth Keyes Trust dated 12/24/1985, (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.

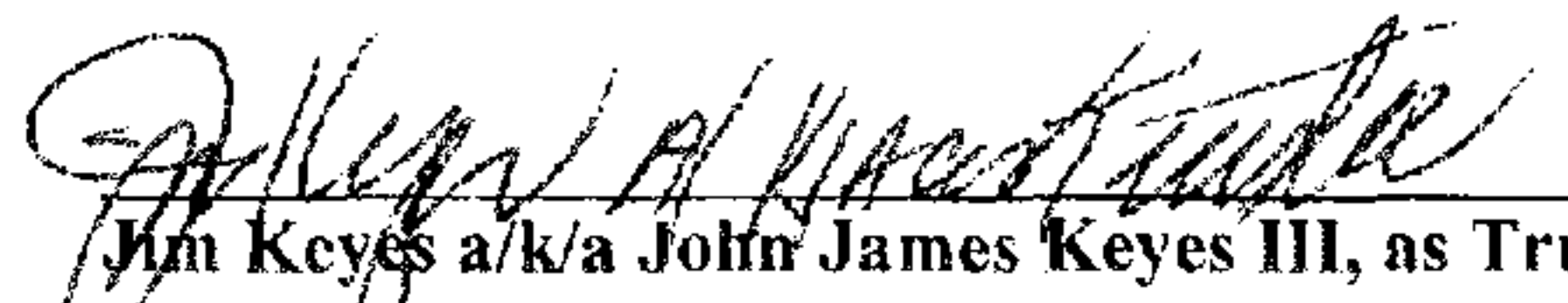
This conveyance and the warranties hereinafter contained are made subject to any and all covenants, restrictions, reservations, rights of way of record and easements heretofore imposed upon the subject property.

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.

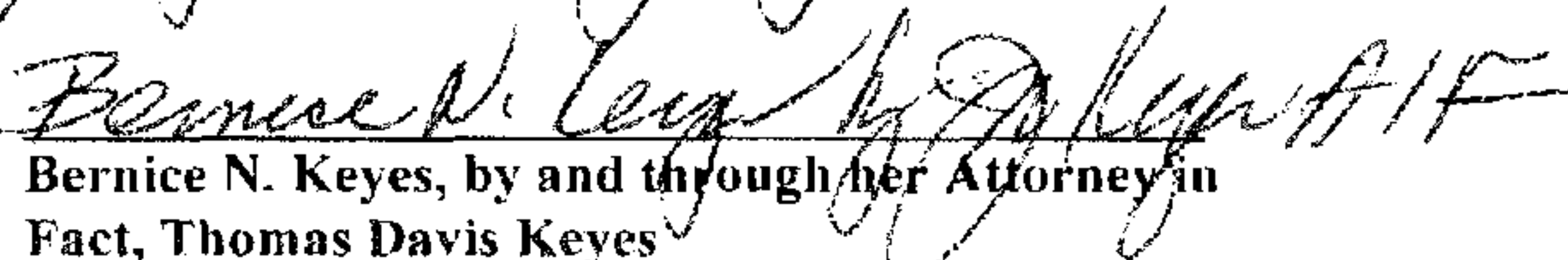
And we do for ourselves and for our heirs, executors and administrators, covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein above provided; that we have a right to sell and convey 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.

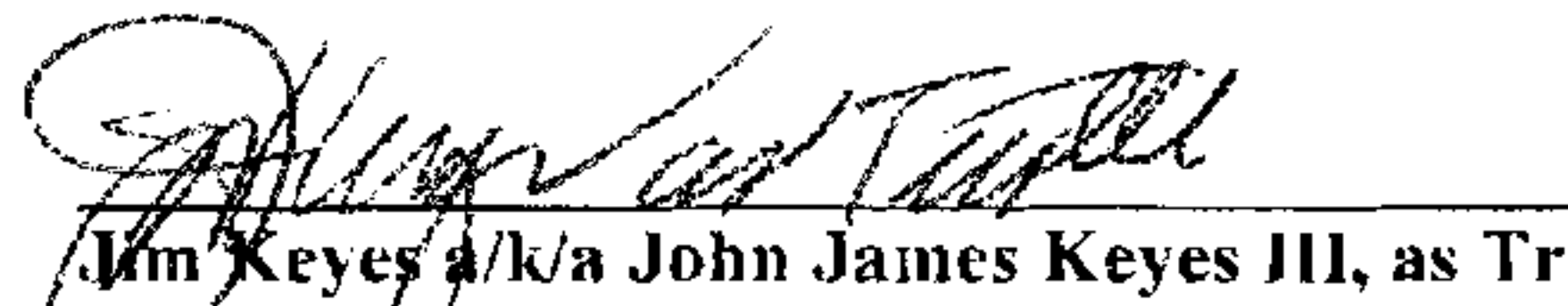
In Witness Whereof, I have hereunto set my hand and seal this 20TH day of December, 2018.

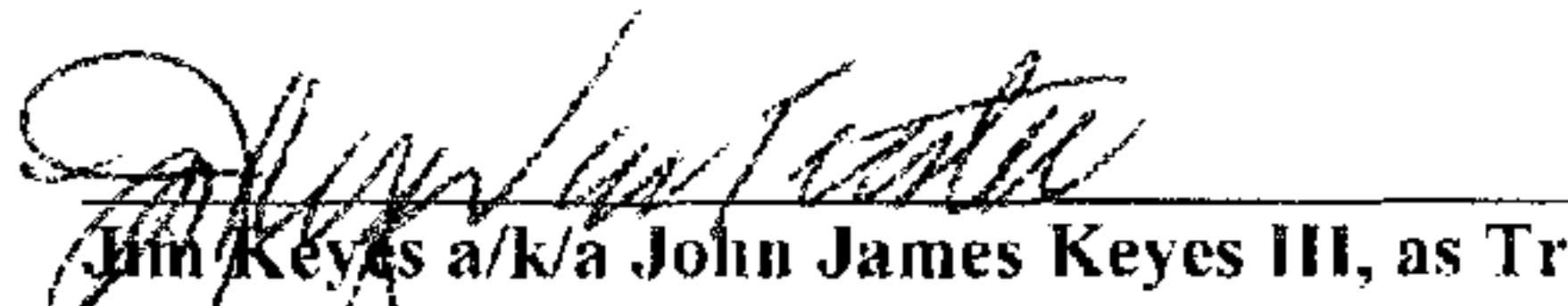

Thomas Davis Keyes



Jim Keyes a/k/a John James Keyes III, as Trustee
of the Kelly Nichole Keyes Trust dated 12/24/1985


Jim Keyes a/k/a John James Keyes III


Bernice N. Keyes, by and through her Attorney in
Fact, Thomas Davis Keyes


Jim Keyes a/k/a John James Keyes III, as Trustee
of the Kimberly Diane Keyes Trust dated
12/24/1985


Jim Keyes a/k/a John James Keyes III, as Trustee
of the Amanda Helen Keyes Trust dated
12/24/1985

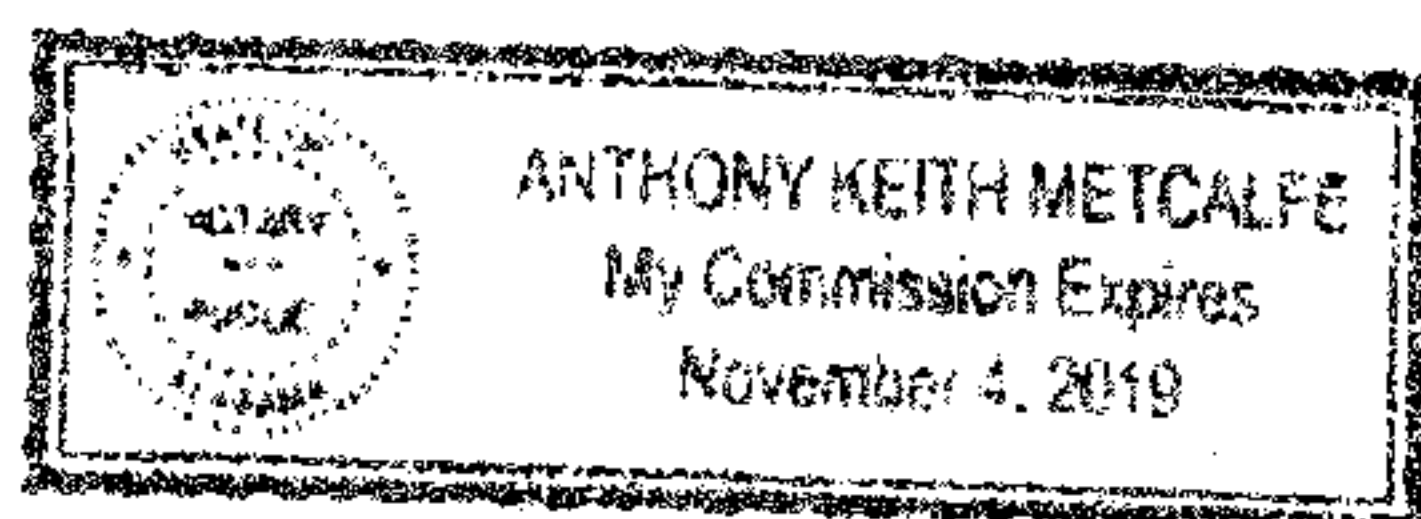

Jim Keyes a/k/a John James Keyes III, as Trustee
of the Dorothy Elizabeth Keyes Trust dated
12/24/1985

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 and Jim Keyes a/k/a John James Keyes, III, individually and as Trustee**, 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 they, 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 the 20th day of December, 2018.



[Signature]
NOTARY PUBLIC
My Commission Expires: Nov. 4, 2019

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# 26-06-14-0-000-003.000

Lots 12, 14, 16 & 18 described as follows: Commence 450 of NW corner of the NE1/4 of the NE1/4; E 133 Point of Beginning; continue East 532; South 148; West 532; North 148 to Point of Beginning; located in Section 14, Township 22 South, Range 4 West (DD532x148IRR RB64 P724-726 12/24/85)

Parcel ID#26-06-14-0-000-003.013

Lot 4 described as follows: Commence at the NE corner of Section 14; S 450; W 133 to Point of Beginning; continue West 133; South 148; East 133; North 148 to the Point of Beginning; located in Section 14, Township 22 South, Range 4 West (DD133x148IRR RB59 P944-946 12/24/85)

Parcel ID#26-6-14-0-000-003.014

Lot 6 described as follows: Commence at the NE corner of Section 14; S 450; W266 to point of beginning; continue W 133; S 148; E 133; N 148 to the Point of Beginning; located in Section 14, Township 22 S, Range 4 West (DD133x148IRR RB59 Page 950-952 12/24/85)

Parcel ID#26-6-14-0-000-003.015

Lot 8 described as follows: Commence at the NE corner of Section 14; S 450; W 399 to point of beginning; continue W 133; S 148; E 133; N 148 to the Point of Beginning; located in Section 14, Township 22 South, Range 4 West (DD133x144IRR RB59 P 941-943 12/24/85)

Parcel ID#26-6-14-0-000-003.016

Lot 10 described as follows: Commence at the NE corner of Section 14; S 600(S); W 532 to the point of beginning; continue W 133; S 148; E 133; N 148 to the Point of Beginning; located in Section 14, Township 22 South, Range 4 West (DD133x148IRR RB59 P 938-940 12/24/85)

Parcel ID#26-6-14-0-000-003.017

Lots 19 and 20 described as follows: Beginning 450 S of the NW corner of the NE1/4 of the NE1/4, continue S 296; E 133; N 296; W 133 to the point of beginning; located in Section 14, Township 22 South, Range 4 West (RB171 Page 45 12/24/87)

Parcel ID#26-6-14-0-000-003.018

Lot 2 described as follows: Beginning 450 S of the NE corner of the NE1/4 of the NE1/4 continue S 148; W 133; N 148; E 133 to the Point of Beginning; located in Section 14, Township 22 South, Range 4 West

Real Estate Sales Validation Form

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

Grantor's Name	JIM KEYES AKA JOHN JAMES	Grantee's Name	MICHAEL CARL PICKETT AND JOAN
Mailing Address	KEYES, III AND THOMAS DAVIS KEYES AS TRUSTEE	Mailing Address	ANTHONY PICKETT 3500 COUNTY HIGHWAY 10 MONTEVALLO, AL 35115
Property Address	7 PARCELS VACANT LAND SHELBY COUNTY, AL	Date of Sale	DECEMBER 20, 2018
		Total Purchase Price	\$19,500.00
		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 _____

Print ANTHONY METCALFE

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/08/2019 01:09:00 PM
 \$50.50 CHARITY
 20190108000008320

Allen S. Bayl

Form RT-1