

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:
Ricky Pickett, Cindy Pickett and
Leah Suzanne Pinion
1005 Marvel Road
Brierfield, AL 35035

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, **RICKY PICKETT and CINDY PICKETT, husband and wife** (herein referred to as Grantors) grant, bargain, sell and convey unto **RICKY PICKETT, CINDY PICKETT and LEAH SUZANNE PINION** (herein referred to as Grantees), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 Grantors herein.

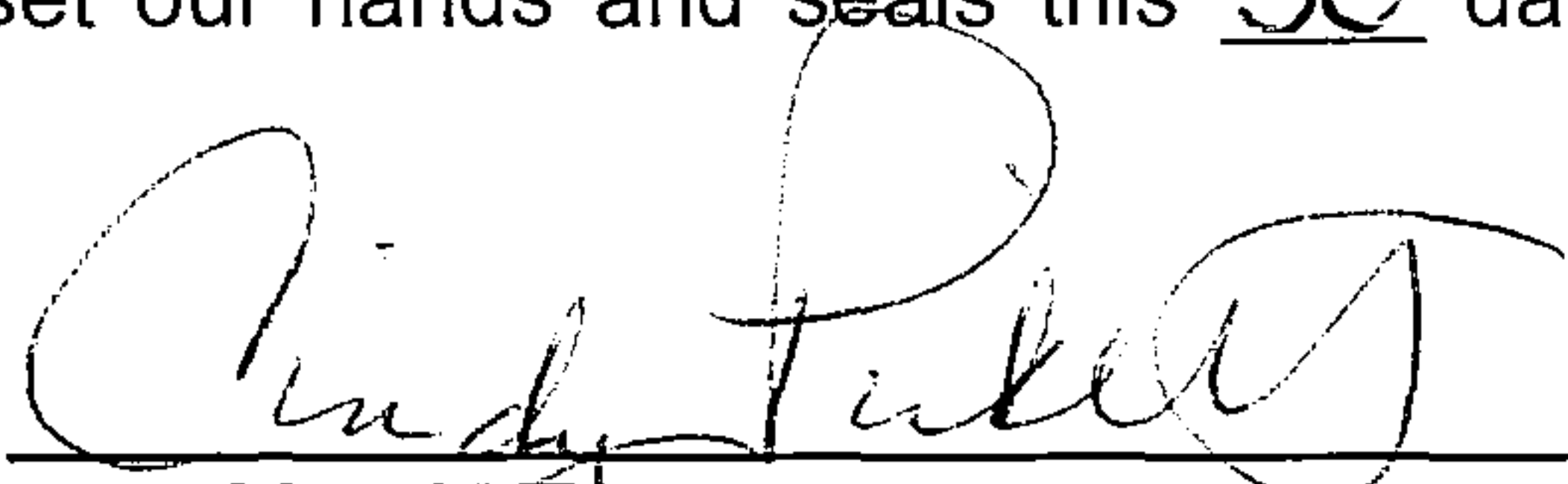
Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

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 30 day of January, 2019.


RICKY PICKETT


CINDY PICKETT

STATE OF ALABAMA
COUNTY OF SHELBY

I, Tisha Dawn Eichelberger, a Notary Public in and for said County, in said State, hereby certify that **RICKY PICKETT and CINDY 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 30 day of January, 2019.

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

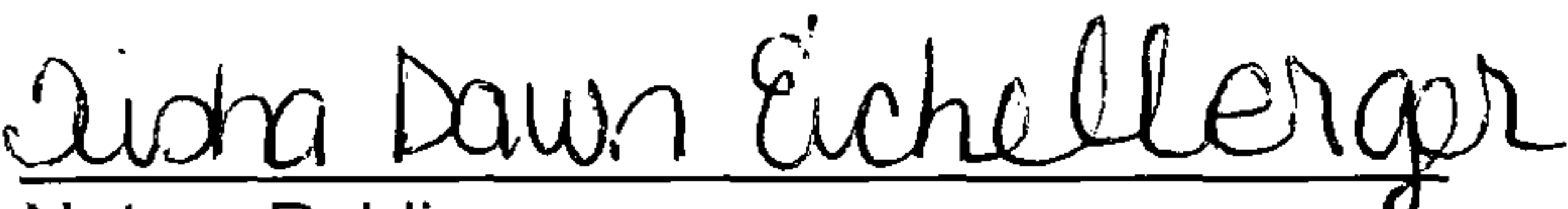

Notary Public
My Commission Expires: 10-19-20

EXHIBIT "A"

PARCEL I: 8101 Highway 119, Alabaster, AL 35007

Commence at the Southeast corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 21 South, Range 3 West; thence Westerly along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ section 8.6 feet; thence right $98^{\circ}43'$ and run 244.0 feet; thence right $1^{\circ}17'42''$ and run 218.20 feet to the point of beginning; thence left $1^{\circ}21'03''$ and run along Westerly right of way of State Highway 119, 101.36 feet; thence left $99^{\circ}30'45''$ and run 209.28 feet; thence left 90° and run 192.53 feet to the point of beginning; being situated in Shelby County, Alabama.

PARCEL NO.: 23-6-23-2-001-039.024

PARCEL II: 8387 Highway 17, Maylene, AL 35114

Commence at the Northeast Corner of the Southeast Quarter of the Northeast Quarter of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama; run thence South 01 degree 12 minutes 20 seconds West along the East line of said Section for 364.25 feet; run thence North 88 degrees 37 minutes 10 seconds West for 2497.93 feet; run thence North 02 degrees 16 minutes 21 seconds West for 60.12 feet to the North Right-of-Way of Burnt Pine Drive; run thence North 88 degrees 37 minutes 10 seconds West along said North Right-of-way line for 1058.82 feet to the Southeast Corner of Lot 5 of ABERNATHY'S ADDITION TO EAGLE WOOD ESTATES, as recorded at the Shelby County Probate Records in Map Book 11, Page 61; run thence North 01 degree 23 minutes 03 seconds East for 300.0 feet to the Northeast Corner of said Lot 5 of ABERNATHY'S ADDITION TO EAGLE WOOD ESTATES, as recorded at the Shelby County Probate Records in Map Book 11, Page 61, and the Point of Beginning; run thence North 88 degrees 37 minutes 10 seconds West along the North line of said ABERNATHY'S ADDITION for 612.14 feet to the East Right-of-way of County Road Number 17, run thence in a Northeasterly direction along said East Right-of-way and a curve to the right having a radius of 2250.22 feet for an arc distance of 159.61 feet (said arc having a chord bearing of North 11 degrees 51 minutes 51 seconds East and a chord distance of 159.57 feet); run thence South 88 degrees 37 minutes 10 seconds East for 583.12 feet; run thence South 01 degree 23 minutes 03 seconds West for 156.91 feet to the Point of Beginning.

PARCEL NO.: 23-2-09-0-001-019.050

Real Estate Sales Validation Form

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

Grantor's Name	<u>Ricky Pickett and</u>	Grantee's Name	<u>Ricky Pickett, Cindy</u>
Mailing Address	<u>Cindy Pickett</u>	Mailing Address	<u>Pickett and Leah</u>
	<u>1005 Marvel Road</u>		<u>Suzanne Pinion</u>
	<u>Brierfield, AL 35035</u>		<u>1005 Marvel Road</u>
			<u>Brierfield, AL 35035</u>
Property Address	<u>See Exhibit A</u>	Date of Sale	<u>1/30/2019</u>
		Total Purchase Price \$	
		Or	
		Actual Value \$	
		Or	
		Assessor's Market Value \$	<u>389,730 (1/3 \$129,910)</u>

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 checked="" type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	Tax Assessor's Value under Parcel#s
	<u>23-6-23-2-001-039.024 and</u>
	<u>23-2-09-0-001-019.050</u>

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).

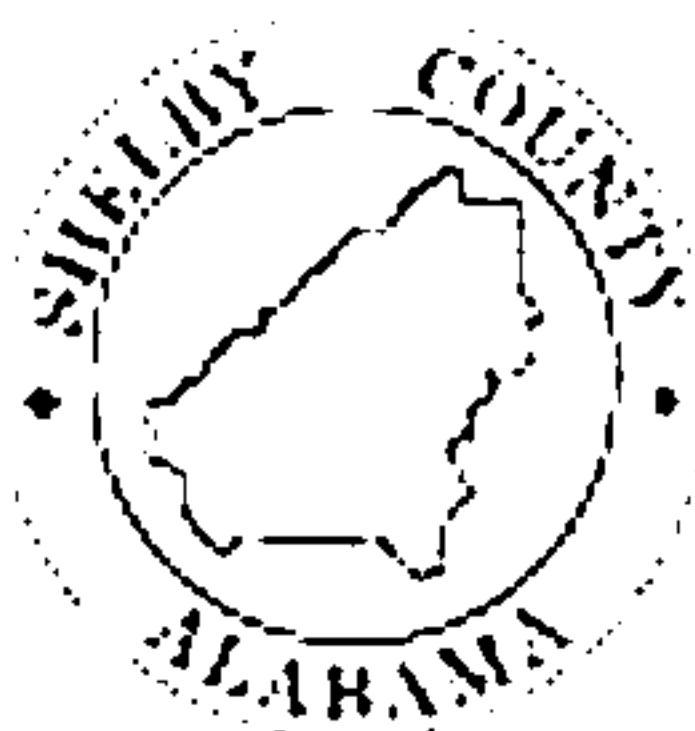
Date 1/30/2019

Print Cindy Pickett

Unattested _____ Sign Cindy Pickett

(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/01/2019 08:26:24 AM
\$152.00 JESSICA
20190201000032670

Allen S. Bayl