

WARRANTY DEED

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

Send tax notice to:
Mattie S. Picklesimer
Alan Picklesimer
290 Homeland Way
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 of which is acknowledged, **MARTHA S. KELLY, a married woman; MATTIE S. PICKLESIMER, a married woman; MARGARET S. BISHOP, a married woman and FRAN S. MASSEY, a married woman, in their individual capacities and as Co-Personal Representatives of the Estate of Connie M. Standifer, deceased, Shelby County, Alabama, Probate Case No. PR-2018-000076** (herein referred to as Grantors) does hereby grant, bargain, sell and convey unto **MATTIE S. PICKLESIMER AND ALAN PICKLESIMER**, (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.

This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

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.

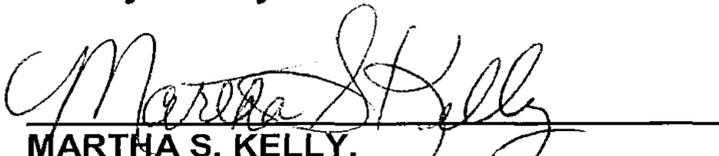
Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

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, the undersigned Grantor, **MARTHA S. KELLY**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 25 day of January, 2019.

The Estate of Connie M. Standifer, Deceased,
Shelby County Probate Case No. PR-2018-000076


MARTHA S. KELLY,
as Co-Personal Representative


MARTHA S. KELLY,
Individually

In Witness Whereof, the undersigned Grantor, **MATTIE S. PICKLESIMER**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 24th day of January, 2019.

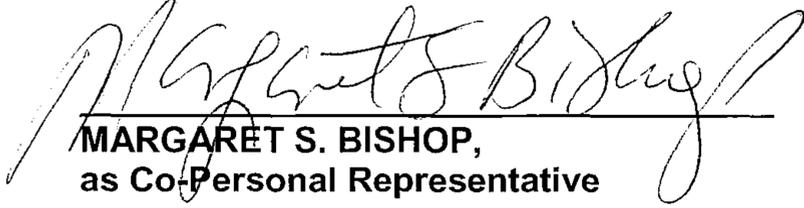
The Estate of Connie M. Standifer, Deceased,
Shelby County Probate Case No. PR-2018-000076


MATTIE S. PICKLESIMER,
as Co-Personal Representative


MATTIE S. PICKLESIMER,
Individually

In Witness Whereof, the undersigned Grantor, **MARGARET S. BISHOP**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 28 day of January, 2019.

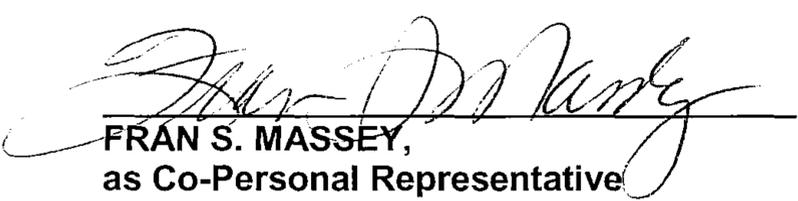
**The Estate of Connie M. Standifer, Deceased,
Shelby County Probate Case No. PR-2018-000076**

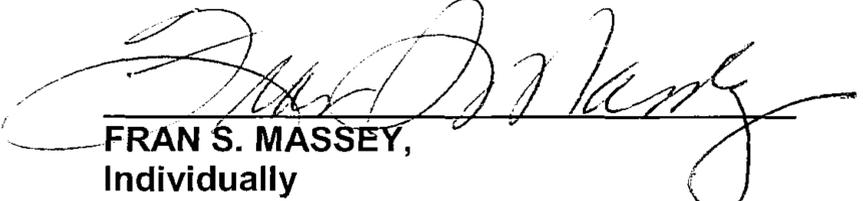

MARGARET S. BISHOP,
as Co-Personal Representative


MARGARET S. BISHOP,
Individually

In Witness Whereof, the undersigned Grantor, **FRAN S. MASSEY**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 28 day of January, 2019.

**The Estate of Connie M. Standifer, Deceased,
Shelby County Probate Case No. PR-2018-000076**


FRAN S. MASSEY,
as Co-Personal Representative


FRAN S. MASSEY,
Individually

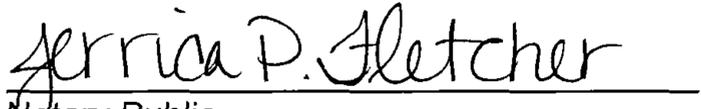
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **MARTHA S. KELLY**, individually and whose name as **Co-Personal Representatives of The Estate of Connie M. Standifer, deceased, Shelby County Probate Case No. PR-2018-000076**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance she, in her individual capacity and as such representative and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal this 25 day of January, 2019.

JERRICA P. FLETCHER
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
May 01, 2021


Notary Public
My Commission Expires: 5-1-21

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **MATTIE S. PICKLESIMER**, individually and whose name as **Co-Personal Representatives of The Estate of Connie M. Standifer, deceased, Shelby County Probate Case No. PR-2018-000076**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance she, in her individual capacity and as such representative and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal this 24 day of January, 2019.

CHRISTINA ELIZABETH WALL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 30, 2021


Notary Public
My Commission Expires: _____

STATE OF ALABAMA

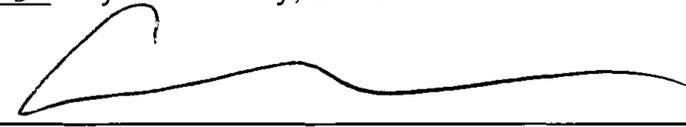
20190207000040770 02/07/2019 12:01:04 PM DEEDS 3/5

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **MARGARET S. BISHOP**, individually and whose name as **Co-Personal Representatives of The Estate of Connie M. Standifer, deceased, Shelby County Probate Case No. PR-2018-000076**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance she, in her individual capacity and as such representative and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal this 28th day of January, 2019.

CHRISTINA ELIZABETH WALL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 30, 2021



Notary Public
My Commission Expires: 1/30/21

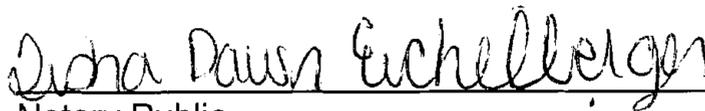
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **FRAN S. MASSEY**, individually and whose name as **Co-Personal Representatives of The Estate of Connie M. Standifer, deceased, Shelby County Probate Case No. PR-2018-000076**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance she, in her individual capacity and as such representative and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal this 28 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

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

EXHIBIT "A"

A parcel of land situated in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the Southeast corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama and run thence Northerly along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 408.18 feet to a point; thence turn a deflection angle of 88 deg. 48 min. 37 sec. left and run Westerly a distance of 365.97 feet to the point of beginning of the property being described; thence continue along last described course a distance of 340.08 feet to a point; thence turn a deflection angle of 87 deg. 01 min. 52 sec. left and run Southerly a distance of 429.30 feet to a point on the Northerly margin of Shelby County Road No. 213; thence turn a deflection angle of 77 deg. 43 min. 02 sec. left and run East-Southeasterly along said margin of said road a distance of 124.26 feet to the P.T. of a curve to the right; thence turn an deflection angle of 1 deg. 15 min. 30 sec. right to chord and run along the chord of said curve a chord distance of 157.60 feet to a point; thence turn a deflection angle of 96 deg. 12 min. 18 sec. left from chord and run Northeasterly a distance of 515.29 feet to the point of beginning; being situated in 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 Estate of Connie M. Standifer Grantee's Name Mattie S. Picklesimer
Mailing Address 1488 Arabian Road Mailing Address Alan Picklesimer
Columbiana, AL 35051 330 Homeland Way
Montevallo, AL 35115

Property Address 3 Acres Date of Sale 1.28.19
Calera, AL 35040 Total Purchase Price \$
Or
Actual Value \$

20190207000040770 02/07/2019 12:01:04 PM DEEDS 5/5 Or
Assessor's Market Value \$254,720.00

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)

Bill of Sale Appraisal
Sales Contract Other Parcel ID 28-2-09-0-001-028.002
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 1.28.19

Print B. CHRISTOPHER BATTLES

Unattested (verified by)

Sign (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
02/07/2019 12:01:04 PM
\$285.00 CHERRY
20190207000040770

Alvin S. Bayl