

This Instrument was Prepared by:

Send Tax Notice To: Albert L Pickett Jr.  
Angela Pickett

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: MV-19-25957

PO Box 673  
Columbiana AL 35051

**WARRANTY DEED**  
**JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Fifty Five Thousand Dollars and No Cents (\$255,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **William Loren Gary, Emily Goode Gary and Beall Dozier Gary, III as Trustees for The Gary Irrevocable Trust**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Albert L Pickett Jr. and Angela Pickett**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

**Property may be subject to all 2020 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**"The Gary Real Estate Trust" as shown as grantee in Instrument # 2011082500025193 and Instrument # 2011082500025192 as recorded in the Probate Office, Shelby County, Alabama is one and the same as "The Gary Irrevocable Trust."**

**\$0.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 18<sup>th</sup> day of December, 2019.



20191219000471440 1/6 \$292.00  
Shelby Cnty Judge of Probate, AL  
12/19/2019 03:19:38 PM FILED/CERT

THE GARY IRREVOCABLE TRUST

William Loren Gary  
William Loren Gary  
Trustee

Shelby County, AL 12/19/2019  
State of Alabama  
Deed Tax: \$255.00

State of Alabama

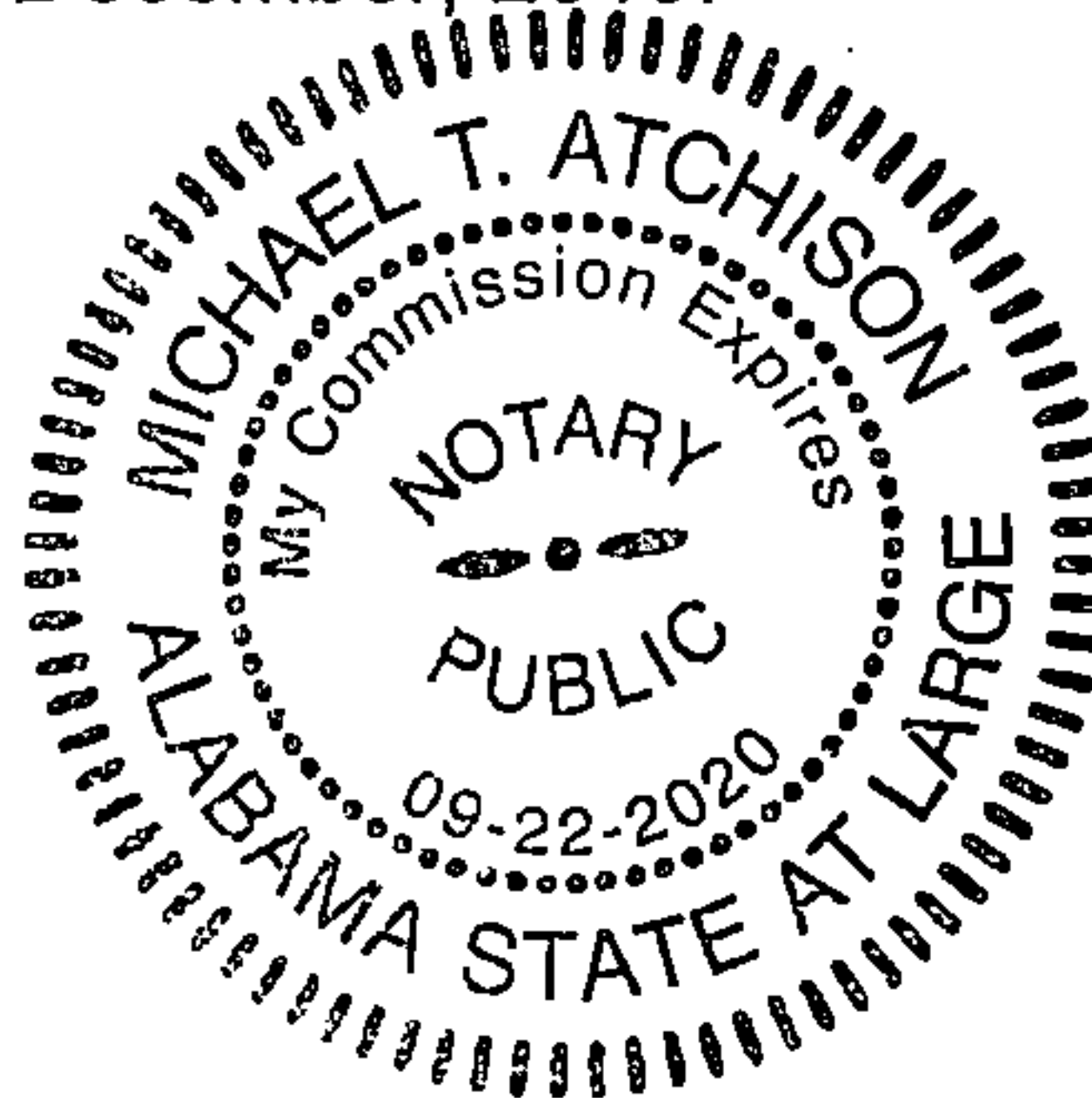
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that William Loren Gary as Trustee The Gary Irrevocable Trust, 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 conveyance he/she/they executed the same voluntarily on the day the same bears date.

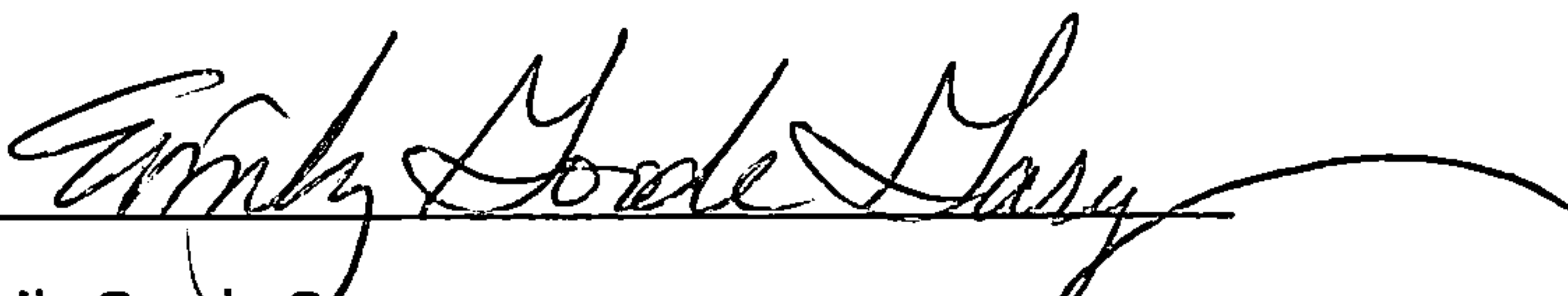
Given under my hand and official seal this the 18<sup>th</sup> day of December, 2019.

Michael T. Atchison  
Notary Public, State of Alabama

My Commission Expires: 9-22-20




IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 14th day of December, 2019.

  
Emily Goode Gary

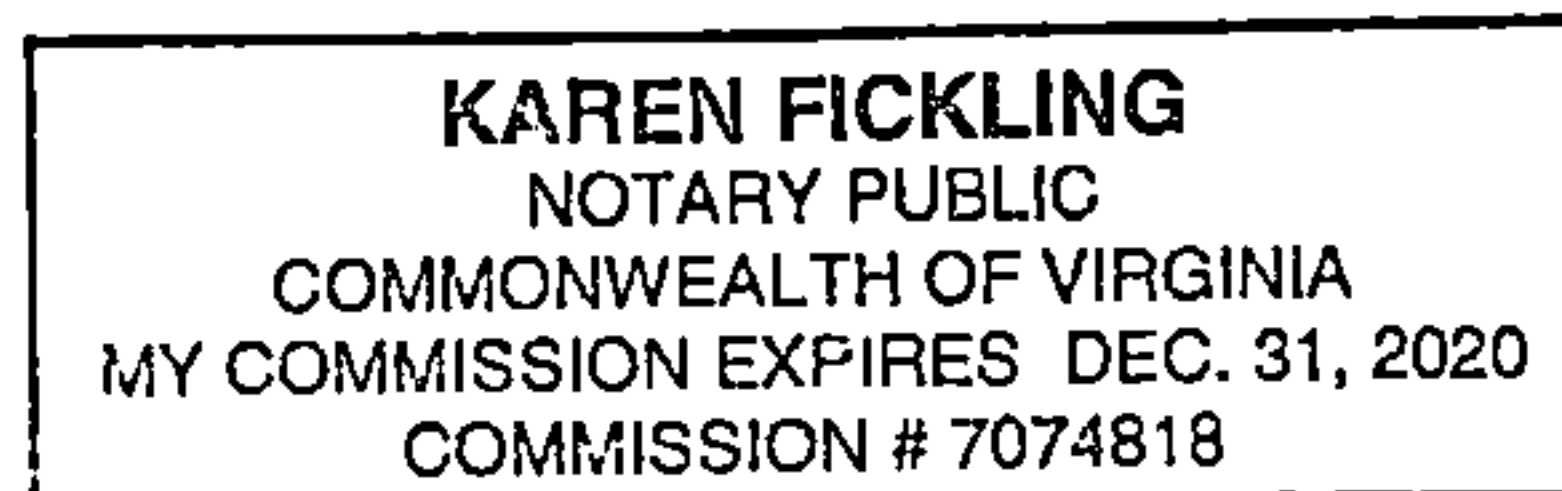
State of Virginia  
County of Albemarle

I, Karen Fickling, a Notary Public in and for the said County in said State, hereby certify that Emily Goode Gary, 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 conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of December, 2019.

  
Notary Public, State of Virginia

My Commission Expires: 12/31/2020



20191219000471440 2/6 \$292.00  
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IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 18 ~~3~~ <sup>B6</sup> day of December, 2019.

*Beall Dozier Gary, III*  
Beall Dozier Gary, III

State of \_\_\_\_\_  
County of \_\_\_\_\_


I, \_\_\_\_\_, a Notary Public in and for the said County in said State, hereby certify that Beall Dozier Gary, III, 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 conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the \_\_\_\_\_ day of December, 2019.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

\_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

See Attached Certificate  
for California Compliant  
Notarial Wording

  
20191219000471440 3/6 \$292.00  
Shelby Cnty Judge of Probate, AL  
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**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Los Angeles )

On December 16, 2019 before me, JEFF JENKINS, NOTARY PUBLIC,

*Date*

*Here Insert Name and Title of the Officer*

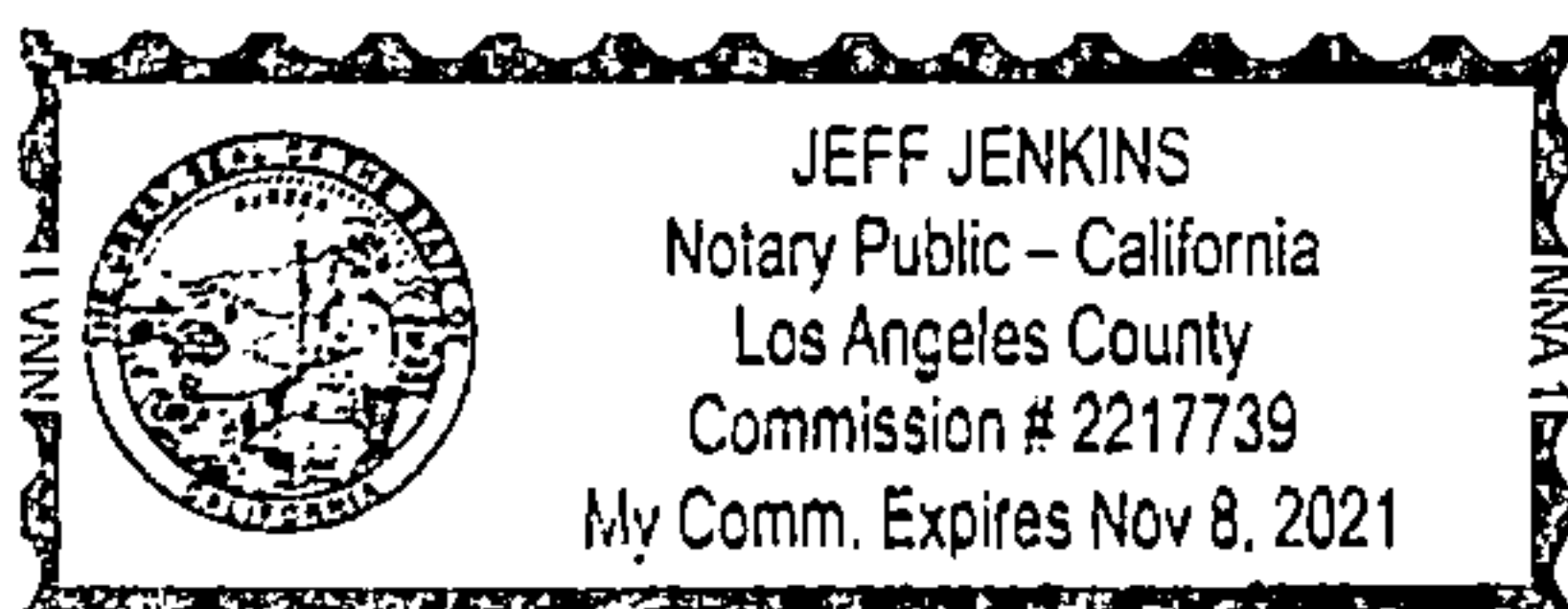
personally appeared BEALL DOZIER GARY III

*Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.



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*Place Notary Seal Above*

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

*Signature of Notary Public*

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR Document Date: December 18, 2019

Number of Pages: 4 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Parcel 1:**


Commence at the Southwest corner of the Southeast quarter of the Northwest quarter of Section 21, Township 21 South, Range 1 West, Shelby County, Alabama and run thence easterly along the South line of said quarter-quarter a distance of 18.03' to a point, Thence turn a deflection angle of 90°-00' to the left and run a distance of 20.0' to the point of beginning of the property being described, Thence turn a deflection angle of 42°-01'-43" to the right and run Northeasterly a distance of 320.13' to a point, Thence turn a deflection angle of 9°-12'-49" to the right and continue Northeasterly a distance of 300.27' to a point on the Southerly right of way line of Shelby County Highway no. 26 in a curve to the left having a central angle of 24°-37'-30" and a radius of 1,005.23', Thence run Southeasterly along the arc of said right of way curve an arc distance of 432.03' to a point, Thence turn a deflection angle of 64°20'-31" to the right from chord and run Southerly a distance of 222.73' to a point, Thence turn a deflection angle of 87 degrees 21 minutes 08 seconds to the right and run Westerly 20' North of and parallel with the South line of subject quarter-quarter a distance of 815.64' to the point of beginning.

**Parcel 2:**

All of the SE 1/4 of the NW 1/4, Section 21, Township 21 South, Range 1 West lying South of Shelby County Highway #26, more particularly described as follows:  
Begin at the SE corner of the SE 1/4 of the NW 1/4, Section 21, Township 21 South, Range 1 West, thence run South 88 degrees 40 minutes 40 seconds West along the South line of said 1/4-1/4 section a distance of 1320.43 feet to the SW corner of the said SE 1/4 of the NW 1/4 Section 21; thence angle right and run North along the West line of said 1/4-1/4 section to a point on the South right of way line of Shelby County, Highway #26; thence angle right and run SE along said right of way line to the East line of the SE 1/4 of the NW 1/4 of Section 21; thence run South along the East line of said 1/4-1/4 Section a distance of 164.10 feet to the SE corner of said 1/4-1/4 Section and the point of beginning, Said description describing all the land located in the SE 1/4 of NW 1/4 Section 21, Township 21 South, Range 1 West lying South of Shelby County Highway #26.

**Parcel 3:**

All of the NW 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 and NW 1/4 of the SW 1/4 of Section 21, Township 21 S, Range 1 West and NE 1/4 of the NE 1/4 and the SE 1/4 of the NE 1/4 of Section 20, Township 21 South, Range 1 West lying South of Shelby County Highland # 26 and North of Waxahatchee Creek more particularly described as:  
Begin at the SE corner of the SW 1/4 of the NW 1/4 Section 21, Township 21 S, Range 1 West which is also the NE corner of the NW 1/4 of the SW 1/4 of Section 21; thence run South along the East line of the NW 1/4 of the SW 1/4, Section 21 a distance of 122.0 feet to the center line of Waxahatchee Creek; thence angle right (West) and run along the center line of Waxahatchee Creek the following courses, South 75° 42' 02" West a distance of 286.91 feet; North 14° 40' 08" a distance of 166.18 feet; North 15° 38' 48" West a distance of 250.94 feet; North 88°08'10" West a distance of 43.43 feet; North 75° 13' 30" West a distance of 117.38 feet; North 18°29'18" West a distance of 31.79 feet; North 48°03'18" West a distance of 102.01 feet; North 51°08'21" West a distance of 267.73 feet; North 61°10'49" West a distance of 126.08 feet; North 25°03'51" West 161.61 feet; North 74°10' West a distance of 134.31 feet; North 45° 56'53" West a distance of 213.44; North 72°13'57" West a distance of 100.45 feet; North 70°48'38" West a distance of 200.47 feet; North 69°23'00" West a distance of 200.16 feet; North 58°51'23" West a distance of 117.48 feet; South 7°41'43" East a distance of 67.06 feet; South 34°16'06" East a distance of 198.19 feet; South 18°22'08" West a distance of 63.51; South 37°08'49" West a distance of 42.73 feet; North 88°14'56" West a distance of 286.82 feet; North 52°29'43" West a distance of 177.72 feet; South 59°05'21" West a distance 50.88 feet South 6°31'05" West a distance of 65.72 feet; South 11°16'35" West a distance of 44.67 feet; South 17°40'22" West a distance of 53.00 feet; South 59°14'43" West a distance of 30.10 feet; North 77°02'13" a distance of 242.78 feet; South 86°17'09" West a distance of 122.15 feet to the West line of the SE 1/4 of the NE 1/4 Section 20; North 3°31'49" West along the West line of the SE 1/4 of the NE 1/4 a distance of 152.49 feet to a point on the South R/W line of Shelby County Highway #26; thence run North 72°15'42" East along said Highway R/W a distance of 550.28 feet; thence North 67°51'36" East along said R/W a distance of 421.44 feet; thence North 63°53' East along said Highway R/W a distance of 532.90 feet to the P.C. of a curve and run along the R/W of said curve (whose Delta Angle is 75° 07'01" to the right, Tangent is 704.99 feet, Radius of 916.83 feet and Arc is 1202.0 feet), to a P.T. ; thence continue SE along said Highway R/W to the East line of SW 1/4 of the NW 1/4 of Section 21; thence angle right and run South along the East line of said 1/4-1/4 Section to the SE corner of said 1/4-1/4 Section and the point of beginning.

  
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## Real Estate Sales Validation Form

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

Grantor's Name	The Gary Irrevocable Trust	Grantee's Name	Albert L Pickett Jr.
Mailing Address	<u>2825 Thornhill Rd.</u> <u># 142C</u> <u>Mountain Brook, AL 35213</u>	Mailing Address	<u>Angela Pickett</u> <u>P. O. Box 673</u> <u>Columbiana, AL 35051</u>
Property Address	<u>8318 Highway 26</u> <u>Calera, AL 35040</u>	Date of Sale	<u>December 05, 2019</u>
		Total Purchase Price	<u>\$255,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></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 checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 December 11, 2019

Print The Gary Irrevocable Trust

Unattested

Sign   
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

  
20191219000471440 6/6 \$292.00  
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Form RT-1