

SEND TAX NOTICE TO:

Johnathan Lee Sickles, Kimberly Kiker & Karen Kiker
5970 Highway 10
Montevallo, AL 35115

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #275
Birmingham, Alabama 35243
PEL2000216

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **One Hundred Ten Thousand and 00/100 Dollars (\$110,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Johnny Baird Pickett, a married man**, whose address is 5 Country Hills Road, Montevallo, AL 35115 (hereinafter "Grantor", whether one or more), by **Johnathan Lee Sickles, Kimberly Kiker and Karen Kiker**, whose address is 70 Minnow Lane, Shelby, AL 35143 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Johnathan Lee Sickles, Kimberly Kiker and Karen Kiker, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is 5970 Highway 10, Montevallo, AL 35115, to-wit:

Begin at a 1-1/4 inch capped pipe at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama, and run North 90 degrees 00 minutes 00 seconds East for 244.41 feet to a found 1-1/4 inch capped pipe; thence run South 00 degrees 42 minutes 19 seconds West for 191.92 feet to a found 1-1/4 inch capped pipe; thence run South 00 degrees 34 minutes 53 seconds West for 123.02 feet to a found 1-1/4 inch capped pipe; thence run South 00 degrees 25 minutes 35 seconds West for 99.79 feet to a found 1-1/4 inch capped pipe on the North right of way of Shelby Highway No. 10; thence along said Highway, North 75 degrees 02 minutes 29 seconds West for 252.42 feet to a found 1-1/4 inch capped pipe; thence leaving said road run North 00 degrees 37 minutes 29 seconds East for 349.57 feet to the Point of Beginning.

The herein described property does not constitute the homestead of the Grantor nor that of his spouse.

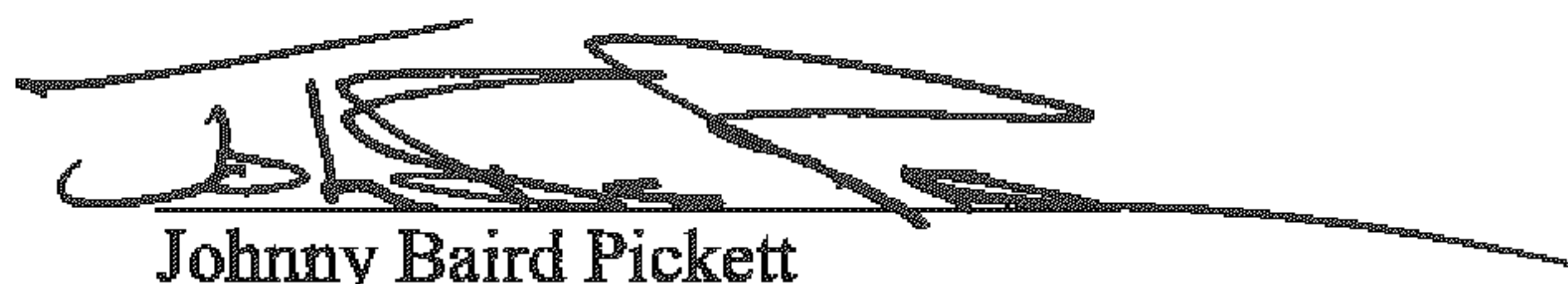
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$108,007.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that

Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Johnny Baird Pickett has set his signature and seal on this 11th day of May, 2020.


Johnny Baird Pickett

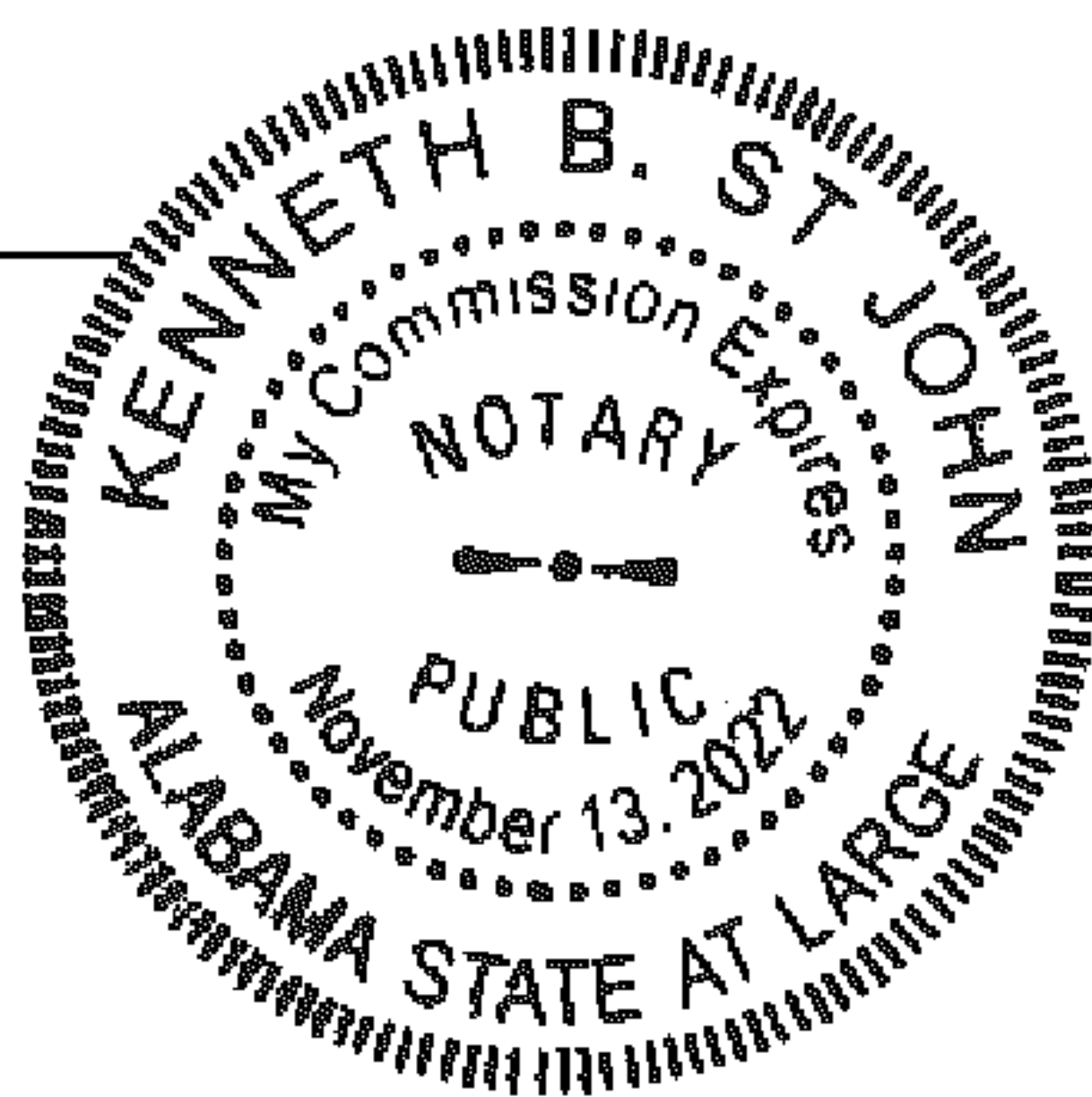
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Johnny Baird Pickett, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 11th day of May, 2020.


Notary Public

Printed Name: Kenneth B. St. John
My Commission Expires: 11/13/2022



Real Estate Sales Validation Form

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

Grantor's Name	Johnny Baird Pickett	Grantee's Name	Johnathan Lee Sickles, Kimberly Kiker, Karen Kiker
Mailing Address	5 Country Hills Road Montevallo AL 35115	Mailing Address	5970 Highway 10 Montevallo AL 35115
Property Address	5970 Highway 10 Montevallo AL 35115	Date of Sale	5/11/2020
		Total Purchase Price	\$ 110,000
		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	☐ Appraisal
☐ Sales Contract	☐ Other
☒ 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 5/20/20

Print Skyler Murphy

Unattested

(verified by)

Sign [Signature]

(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
05/21/2020 01:31:58 PM
\$31.00 CHERRY
20200521000204050

Allen S. Bayl