

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 and  
Cindy Pickett  
1005 Marvel Road  
Brierfield, AL 35035

STATE OF ALABAMA  
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Thirty Thousand and 00/100 Dollars (\$30,000.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I, **CLIFFORD EARL CHANCE, a married man** (herein referred to as Grantor), grant, bargain, sell and convey unto **RICKY PICKETT and CINDY PICKETT** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

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

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

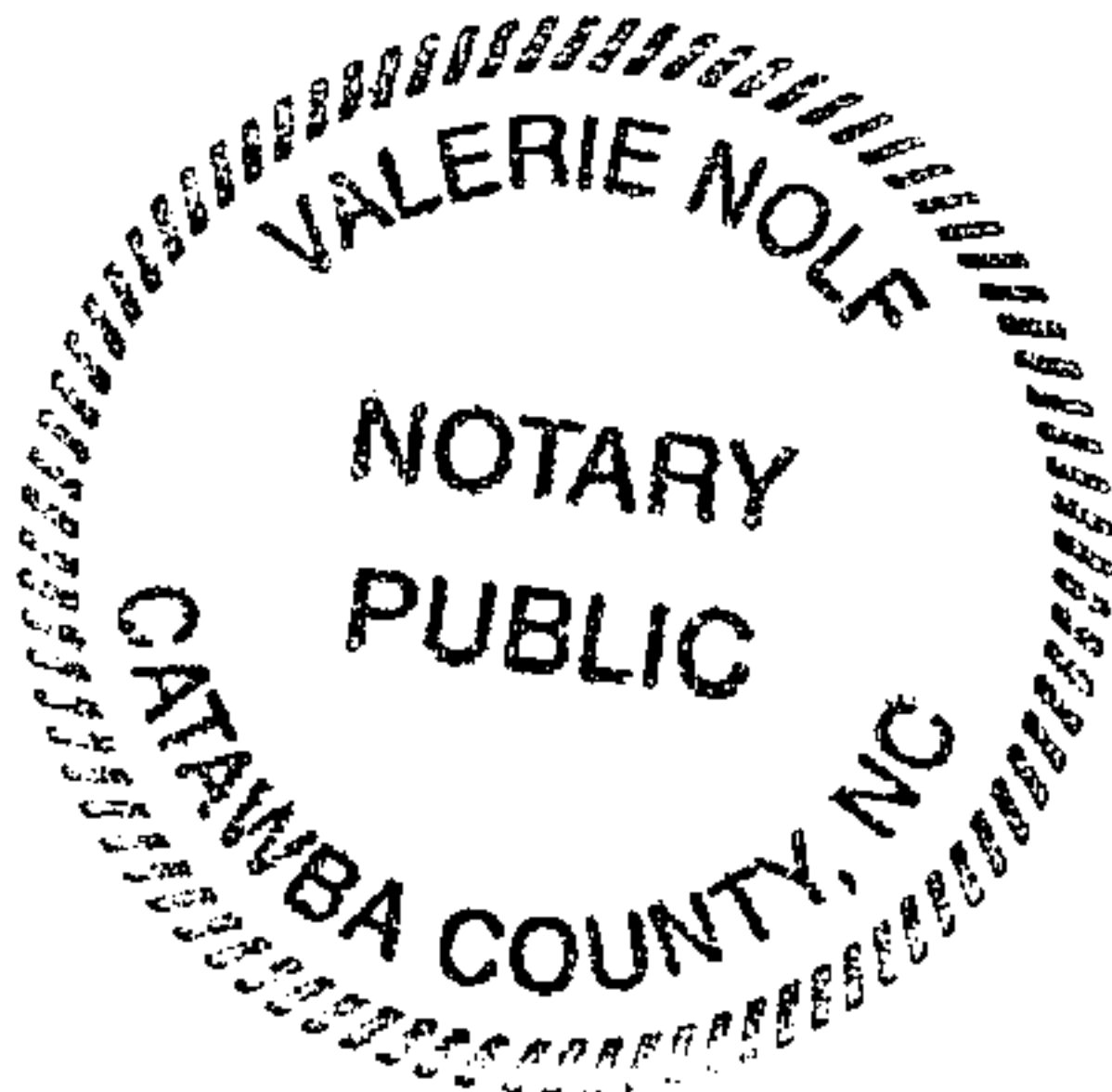
In Witness Whereof, I have hereunto set my hand and seal this 3 day of February, 2021.

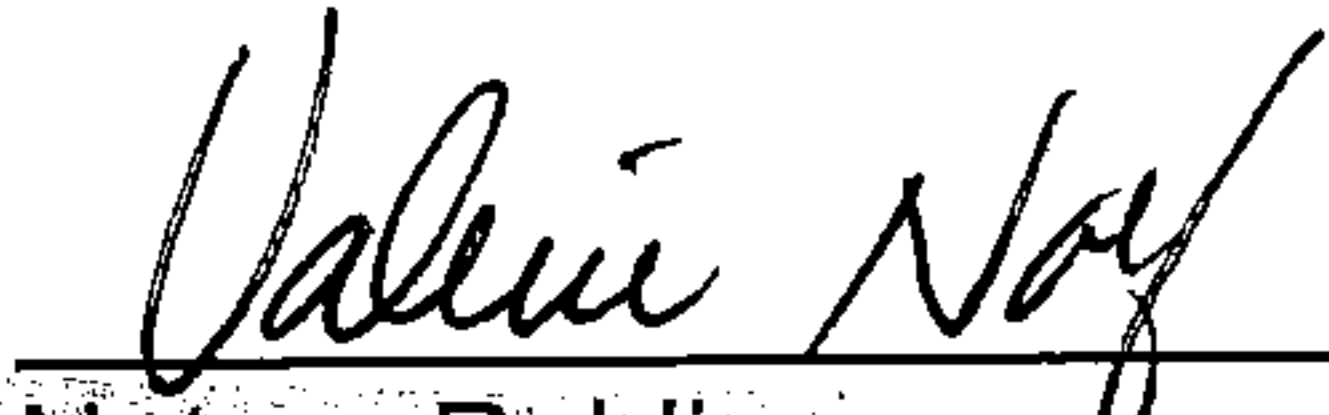
  
CLIFFORD EARL CHANCE

STATE OF NC  
COUNTY OF Catawba

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **CLIFFORD EARL CHANCE**, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3 day of February, 2021.



  
Notary Public  
My Commission Expires: 10/28/2022

## EXHIBIT "A"

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That parcel situated in the NW ¼ of the SE ¼ of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama, off of the Southernmost end of the property which was conveyed

by Harper C. Reeves and wife, Norma L. Reeves, to Loyd Handley and wife, Elda Mae Handley, by deed dated January 22, 1954 and recorded in Deed Book 164, at Page 262, in the Office of the Judge of Probate of Shelby County, Alabama, which is more particularly described as follows: Commence at a point North 88 deg. 15' East, 1078 feet from the Northwest corner of said ¼ - ¼ Section, and running North 88 deg. 15' East for 224.0 feet; thence South 5 deg. 15' East for 1208 feet to the Northeast boundary of the Birmingham-Montgomery Highway (old U.S. #31), which is the point of beginning of the parcel herein conveyed; thence run North 67 deg. 10' West along the Northeast boundary of said highway for 304 feet; thence run North 4 deg. 30' West a distance of 143.3 feet to a point; thence turn to the right and run Southeasterly parallel with the Northeast boundary of said old U.S. Highway #31 a distance of 304 feet, more or less, to a point on the Eastern boundary of the property now owned by Phillip Stancil Handley; thence turn to the right and run Southerly for a distance of 143.3 feet, more or less, to point of beginning.

PARCEL NO.: 23-1-12-0-000-042.000

Real Estate Sales Validation Form

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

Grantor's Name	CLIFFORD EARL CHANCE	Grantee's Name	RICKY PICKETT
Mailing Address	41 24th Street NW, Hickory, NC 28601	Mailing Address	CINDY PICKETT 1005 Marvel Road Brierfield, AL 35035
Property Address	1579 Old Highway 31, Alabaster, AL 35007	Date of Sale	February 3, 2021
		Total Purchase Price \$	30,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" 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 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 B. CHRISTOPHER BATTLES
Unattested	Sign
(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  
02/17/2021 03:24:48 PM  
\$58.00 CATHY  
20210217000080320

Allen S. Bayl