

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Angela Pickett and
Albert L. Pickett, Jr.

*PO Box 673
Columbia, AL 35051*

STATE OF ALABAMA
SHELBY COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of SEVENTY FIVE THOUSAND AND 00/100 (\$75,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **William E. Madaris, III, as Personal Representative of the Estate of William E. Madaris Jr., deceased, Probate Case No. PR-2021-000582, William E. Madaris, III, a married man, and Cory Madaris, a married man** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Angela Pickett and Albert L. Pickett Jr.** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together as joint tenants with rights of survivorship, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Commence at the SW corner of the NE 1/4 of the SE 1/4 of Section 28, Township 24 North, Range 15 East; thence run North along the West line of said 1/4-1/4 for 785.54 feet; thence 87 degrees 00 minutes right run 163.12 feet East to the Point of Beginning, thence 64 degrees 50 minutes 31 seconds right run 90.0 feet; thence 60 degrees 41 minutes 43 seconds left run Easterly for 239.83 feet to the 397 contour of Lay Lake at Duck Branch; thence 103 degrees 00 minutes 38 seconds left run northerly along said contour for 100.00 feet; thence 81 degrees 07 minutes left run 262.09 feet to the point of beginning.

ALSO, a 30 foot easement for ingress and egress the center line of which is described as follows: Commence at the SW corner of the NE 1/4 of the SE 1/4 of Section 28, Township 24 North Range 15 East; thence run North along the West line of said 1/4-1/4 for 306.01 feet; thence 85 degrees 37 minutes 53 seconds right run easterly 315.15 feet to the point of beginning of said easement; thence 91 degrees 39 minutes 09 seconds left run northerly 227.37 feet; thence 22 degrees 09 minutes 23 seconds left run 270.0 feet; thence 29 degrees 13 minutes 13 seconds right run 165.57 feet; thence 37 degrees 27 minutes 05 seconds right, run 178.93 feet; thence 24 degrees 22 minutes 10 seconds right run 161.66 feet; thence 13 degrees 41 minutes 35 seconds left run 160.91 feet; thence 6 degrees 36 minutes 25 seconds right run 115.79 feet; thence 15 degrees 02 minutes left run 126.60 feet to the center of an existing easement.

Situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

This property is not the homestead of GRANTOR or GRANTOR'S spouse.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 1st day of October, 2021.

The Estate of William E. Madaris, Jr.

By: William E. Madaris III
William E. Madaris, III, Personal Representative

STATE OF ALABAMA
SHELBY COUNTY

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ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **William E. Madaris, III, Personal Representative of The Estate of William E. Madaris, Jr.**, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of October, 2021.

Notary Public

My Commission Expires: 1/16/25

Grantor's Address:
8908 Cburg Fayetteville Hwy
Childersburg, AL 35044

Grantee's Address:
PO Box 673
Columbia, AL 35051

Property Address:
171 Duck Cove Dr.
Shelby, AL 35143

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

\$75,000 purchase price based on closing statement

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 1st day of October, 2021.

William E. Madaris, III

William E. Madaris, III

STATE OF ALABAMA
SHELBY COUNTY

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SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **William E. Madaris, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of October, 2021.

Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 1st day of October, 2021.

Cory Madaris
Cory Madaris

STATE OF ALABAMA
SHELBY COUNTY

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SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Cory Madaris**, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of October, 2021.

Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

