



This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax notice.
Sydney G. & Linda J. Pickett
845 Dauntrey Lane
Calera AL 31040

STATE OF ALABAMA)
SHELBY COUNTY) **WARRANTY DEED WITH RESERVATION OF LIFE ESTATE IN FAVOR OF GRANTOR**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Five Thousand and 00/100 Dollars (\$5,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Linda J. Pickett and Sydney G. Pickett Sr., a married couple**, hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Cynthia Ann Mitchell, a woman**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, however subject to the reservations set out herein to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

SEE EXHIBIT A

Subject to all items of record.

NOTE: The Grantor expressly reserves, and it is expressly agreed that the Grantor shall have, for Grantor and Grantor's assigns, the full possession, benefit, and use of the described property, as well as of the rents, issues, and profits from it, for and during Grantor's natural life.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, subject to the reservations herein, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenants with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors has executed this Deed and set the seal of the Grantor thereto on this date the 20 day of January, 2022.

GRANTOR
Linda J. Pickett (L.S.)
Linda J. Pickett

STATE OF ALABAMA)
SHELBY COUNTY) **ACKNOWLEDGMENT**

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted names, Linda J. Pickett, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 20 day of January, 2022.

[Signature]
NOTARY PUBLIC
My Commission Expires: 05/01/2024

CHRIS SMITHERMAN
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES MAY. 01, 2024



20220202000046430 2/4 \$69.00
Shelby Cnty Judge of Probate, AL
02/02/2022 10:07:07 AM FILED/CERT

Sydney G. Pickett Sr. (L.S.)
Sydney G. Pickett Sr.

STATE OF ALABAMA)

ACKNOWLEDGMENT

SHELBY COUNTY)

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted names, Sydney G. Pickett Sr., which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 20 day of January, 2022.

NOTARY PUBLIC
My Commission Expires: 05/01/2024

CHRIS SMITHERMAN
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES MAY. 01, 2024

Exhibit A

20090311000147440 Pg 1/1 16.00
Shelby Cnty Judge of Probate, AL
03/11/2003 10:53:00 FILED/CERTIFIED

This Instrument Prepared By:
Christopher R. Smitherman, Attorney at Law
Law Offices of Christopher R. Smitherman
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Sydney G. Pickett
Linda J. Pickett
5696 Highway 10
Montevallo, AL 35115

20220202000046430 3/4 \$69.00
Shelby Cnty Judge of Probate, AL
02/02/2022 10:07:07 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY) **WARRANTY DEED: JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **One & 00/100 Dollars (\$1.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Luther Pickett, a single man**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Sydney G. Pickett and wife, Linda J. Pickett**, hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to wit:

Beginning at the point of intersection of the West line of the West Half of the Northeast quarter of Section 2, Township 22, Range 4 West; thence East along said public road a distance of 140 yards; run thence North 163 yards; run thence West and parallel with said public road a distance of 140 yards to the West boundary line of said West half of the Northeast Quarter of said Section 2, Township 22, Range 4 West; run thence South along said line a distance of 163 yards to the point of beginning.

LESS AND EXCEPT, property described in Deed Book 232, Page 446; Deed Book 291, Page 116; Deed Book 267, Page 667; Deed Book 246, Page 842; Deed Book 295, Page 465 and Deed Book 273, Page 858, recorded in Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 5th day of March, 2003.

GRANTOR

Luther Pickett (L.S.)
Luther Pickett

STATE OF ALABAMA)
SHELBY COUNTY) **ACKNOWLEDGMENT**

I, Janice S. Lucas, a Notary Public for the State at Large, hereby certify that the above posted name, Luther Pickett, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 5th day of March, 2003.

Janice S. Lucas
NOTARY PUBLIC
My Commission Expires: 9-16-03



20220202000046430 4/4 \$69.00
Shelby Cnty Judge of Probate, AL
02/02/2022 10:07:07 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Sydney & Linda Pickett
Mailing Address 1084 Davenport Lane
Calera AL 35040
(Life estate retained)

Grantee's Name Cynthia Ann M. Fehell
Mailing Address 5726 Hwy 10
Montevallo AL 35115

Property Address 5710 Hwy 10
Montevallo AL 35115

Date of Sale 1/20/22
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 37,720

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 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 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 01/20/22

Print Cynthia Ann M. Fehell

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one