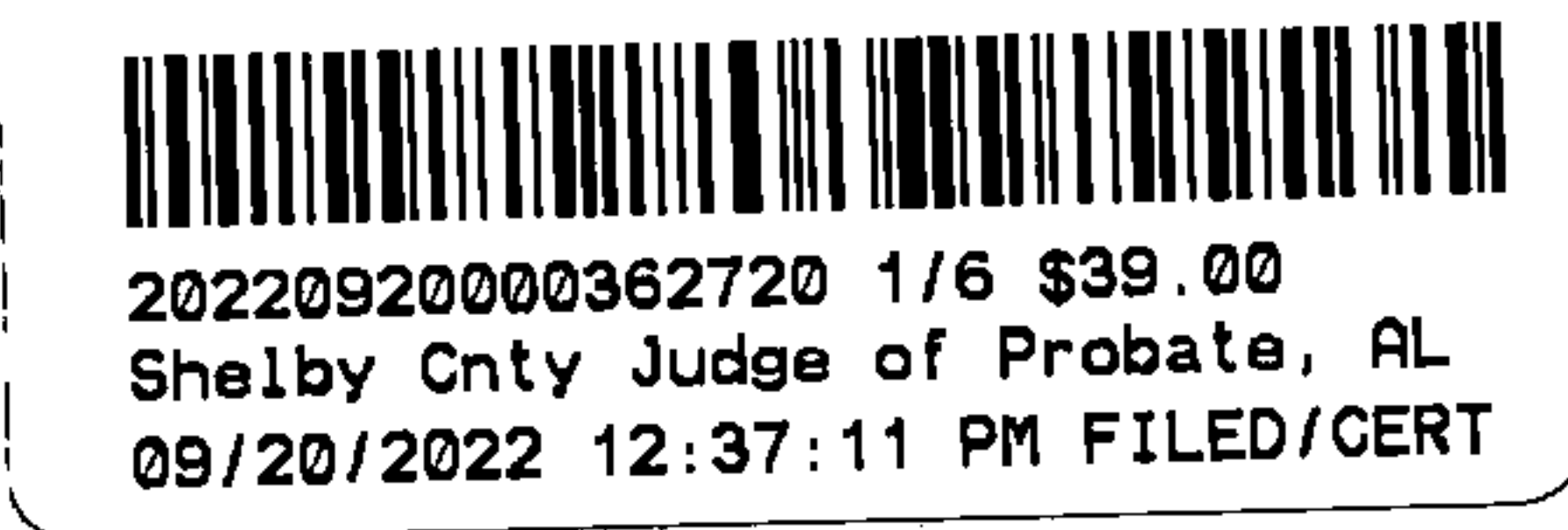


This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
725 West Street
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Michael J. Picklesimer
330 Homeland Way
Montevallo AL 35115

STATE OF ALABAMA)
SHELBY COUNTY) **WARRANTY DEED**



KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Fifteen Thousand and 00/100 Dollars (\$15,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged Michael J. Picklesimer as sole heir at law of Mattie S. Picklesimer and as Personal Representative of the Estate of Alan Picklesimer Shelby County Probate Case Number PR2021-544, hereinafter called "Grantor", do hereby GRANT, BARGAIN, SELL AND CONVEY unto Michael J. Picklesimer, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A + B + C (B+C Heirship Affidavits)

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

NOTE: Property is not homestead for grantor.

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

The Grantor, does individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, 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 has 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 Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

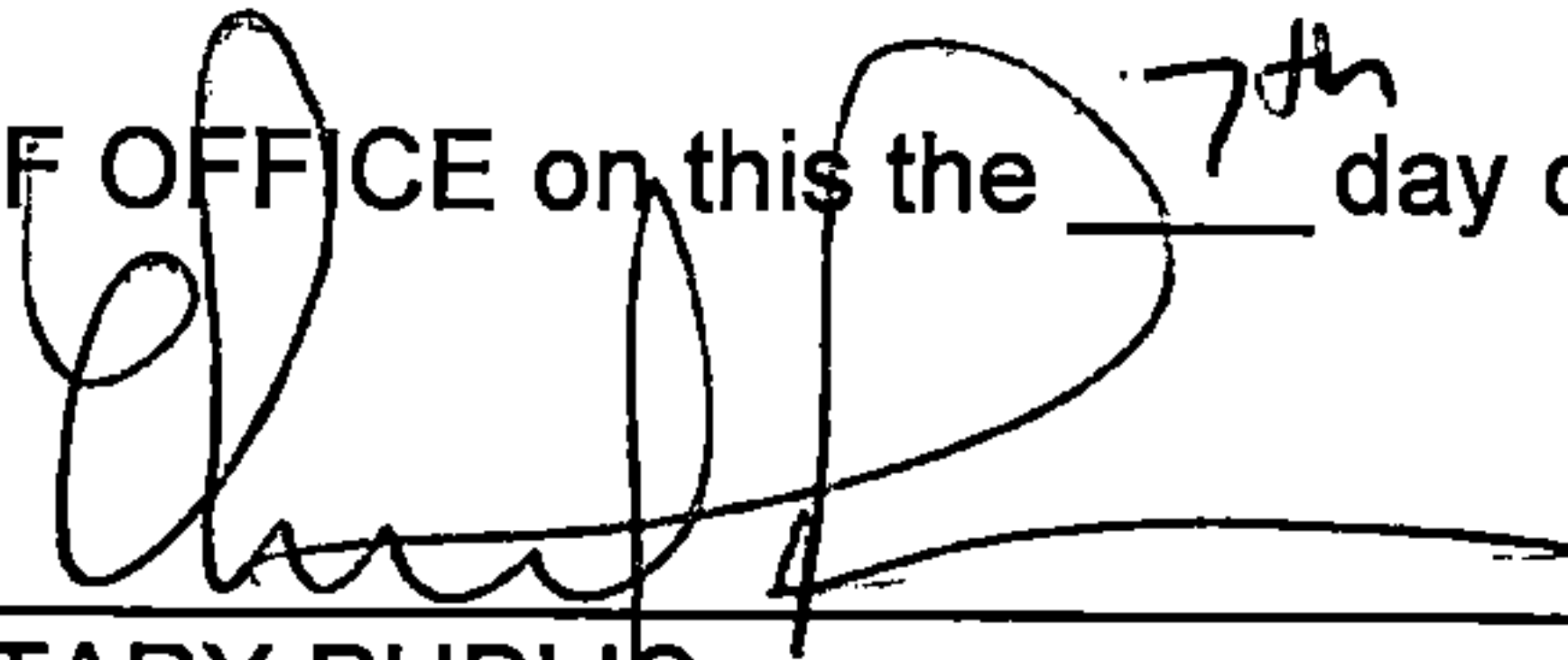
IN WITNESS WHEREOF, the Grantors has executed this Deed and set the seal of the Grantors thereto on this date the 7 day of September, 2022 at 725 West Street, Montevallo, Alabama 35115.

GRANTOR
 PR (L.S.)
Michael J. Picklesimer
Personal Representative of the
Estate of Alan Picklesimer
Shelby County PR2021-544

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

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Michael J. Picklesimer, Personal Representative of the Estate of Alan Picklesimer, Shelby County Probate Case No. PR2021-544, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

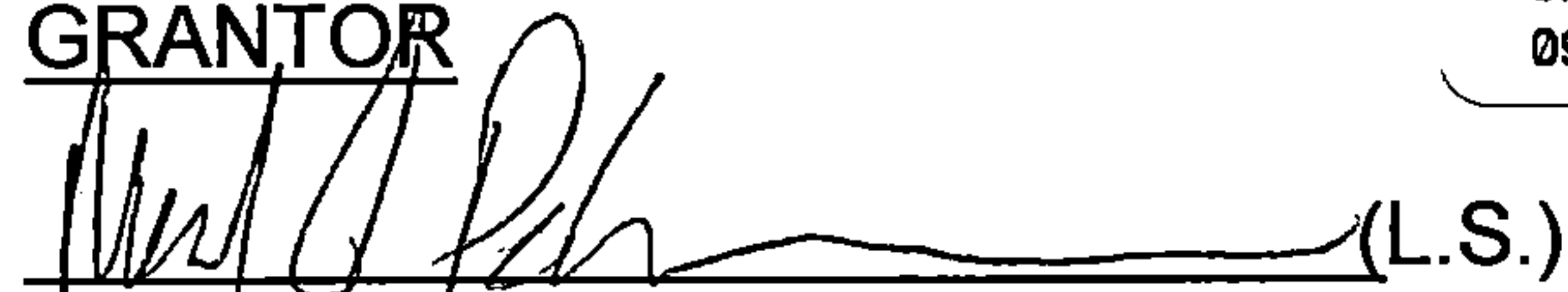
GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 7th day of September, 2022.


NOTARY PUBLIC
My Commission Expires: 05/01/2024



20220920000362720 2/6 \$39.00
Shelby Cnty Judge of Probate, AL
09/20/2022 12:37:11 PM FILED/CERT

GRANTOR

 (L.S.)
**Michael J. Picklesimer as sole heir of
Mattie S. Picklesimer**

STATE OF ALABAMA

)

ACKNOWLEDGMENT

)

SHELBY COUNTY

)

I, Chris Smith, a Notary Public for the State at
Large, hereby certify that the above posted name, **Michael J. Picklesimer, sole heir of Mattie
S. Picklesimer**, which are signed to the foregoing Deed, who are known to me, acknowledged
before me on this day that, being informed of the contents of the Deed, that said persons
executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 7 day of
September, 2022.

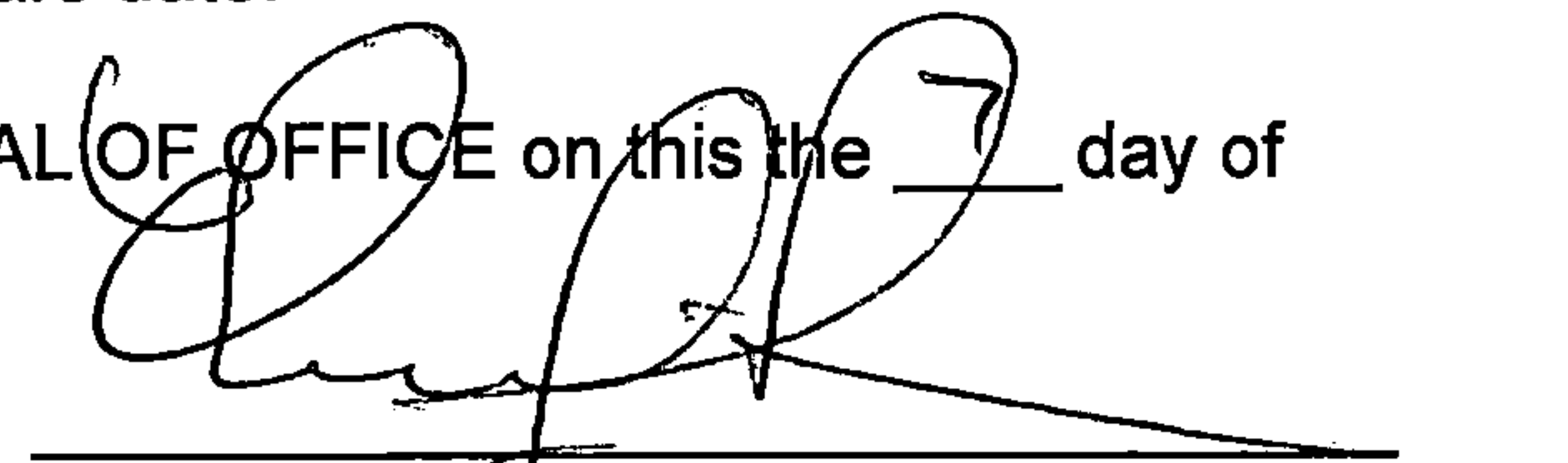

NOTARY PUBLIC
My Commission Expires: 85101/2024

EXHIBIT "A"



20220920000362720 3/6 \$39.00
Shelby Cnty Judge of Probate, AL
09/20/2022 12:37:11 PM FILED/CERT

A parcel of land situated in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the Southeast corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama and run thence Northerly along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 408.18 feet to a point; thence turn a deflection angle of 88 deg. 48 min. 37 sec. left and run Westerly a distance of 365.97 feet to the point of beginning of the property being described; thence continue along last described course a distance of 340.08 feet to a point; thence turn a deflection angle of 87 deg. 01 min. 52 sec. left and run Southerly a distance of 429.30 feet to a point on the Northerly margin of Shelby County Road No. 213; thence turn a deflection angle of 77 deg. 43 min. 02 sec. left and run East-Southeasterly along said margin of said road a distance of 124.26 feet to the P.T. of a curve to the right; thence turn an deflection angle of 1 deg. 15 min. 30 sec. right to chord and run along the chord of said curve a chord distance of 157.60 feet to a point; thence turn a deflection angle of 96 deg. 12 min. 18 sec. left from chord and run Northeasterly a distance of 515.29 feet to the point of beginning; being situated in Shelby County, Alabama.

Exhibit B



20220920000362720 4/6 \$39.00
Shelby Cnty Judge of Probate, AL
09/20/2022 12:37:11 PM FILED/CERT

HEIRSHIP AFFIDAVIT

My name is John David King and I am over the age of 19 years of age and state the following under oath:

1. My address is 13650 Highway 17 Montevallo, AL 35115.
2. I am familiar with Mattie S. Picklesimer and have been in excess of 10 years.
3. Mattie S. Picklesimer died intestate on February 14, 2021.
4. At the time of her death she was married to Alan Picklesimer and they 1 biological child namely, Michael J. Picklesimer. There are no other heirs at law.
5. Alan Picklesimer died testate on April 22, 2021.

John David King
Affiant

Sworn to and subscribed before me on this the 19 day of September, 2022.

[Signature]
NOTARY PUBLIC
MCE: 05/01/2024

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

Exhibit C

HEIRSHIP AFFIDAVIT

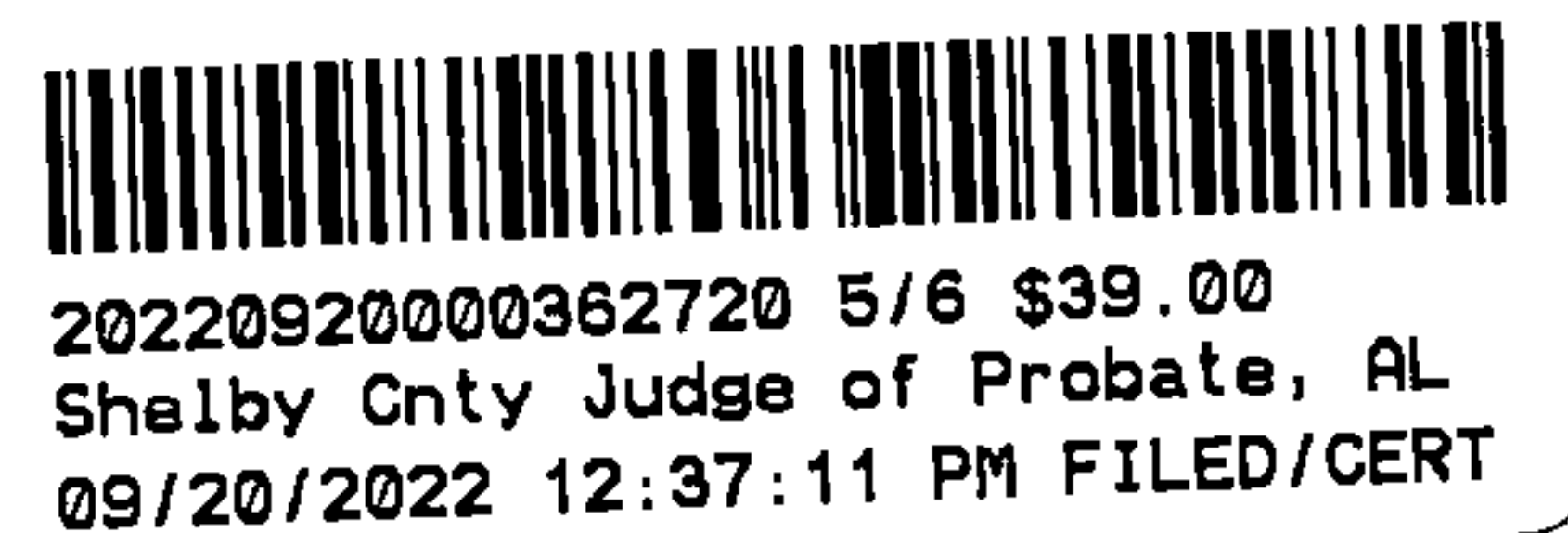
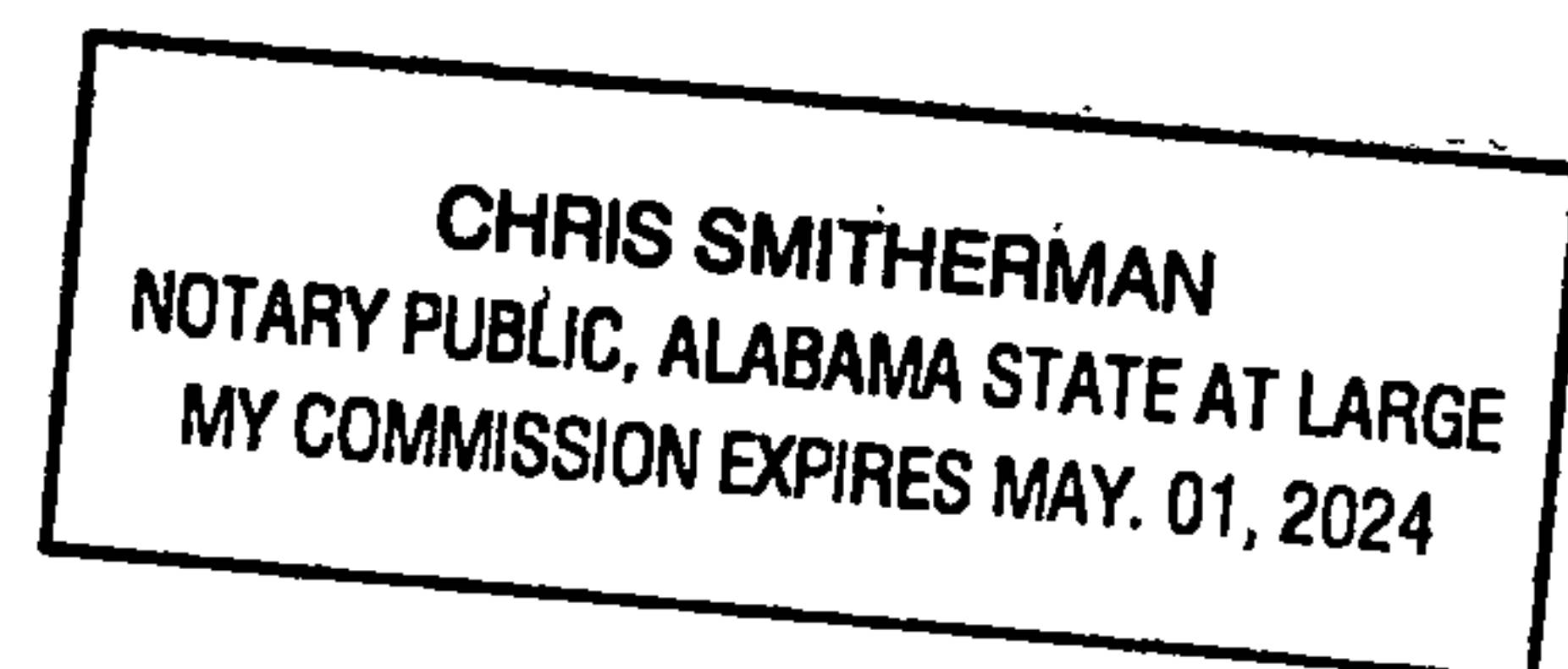
My name is Brian Davis and I am over the age of 19 years of age and state the following under oath:

1. My address is 206 Cedar Way Montevallo, AL 35715.
2. I am familiar with Mattie S. Picklesimer and have been in excess of 38 years.
3. Mattie S. Picklesimer died intestate on February 14, 2021.
4. At the time of her death she was married to Alan Picklesimer and they 1 biological child namely, Michael J. Picklesimer. There are no other heirs at law.
5. Alan Picklesimer died testate on April 22, 2021.

Brian Davis
Affiant

Sworn to and subscribed before me on this the 8 day of September, 2022.

Chris Smitherman
NOTARY PUBLIC
MCE: 05/01/2024





20220920000362720 6/6 \$39.00
Shelby Cnty Judge of Probate, AL
09/20/2022 12:37:11 PM 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 Estate of Alan Picklesimer

Mailing Address same as
grantor

Grantee's Name Michael Jason Picklesimer

Mailing Address 330 Homeland Way
Montevallo AL 35115

Property Address 28 2 09 0 001 028,002

Calera

Date of Sale 09/01/22

Total Purchase Price \$ 263,720

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) shelby Co

☐ Bill of Sale

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other Inheritance - PR 2021-544

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 9/1/22

Unattested

(verified by)

Print Chris Smithman

Sign

Chris Smithman

(Grantor/Grantee/Owner/Agent) circle one

Form RT