

Send Tax Notice to:
Dean Lovell
70 Mountain Crest Road
Chelsea, AL 35043

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-23-6654

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ELEVEN THOUSAND AND 00/100 (\$11,000.00) and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned
Larry Pickett, a married person (herein referred to as “Grantor,” whether one or more), whose mailing address is

115 Nelson Walker Road, Columbiana, AL 35051

by Dean Lovell (herein referred to as “Grantee”), whose mailing address is
70 Mountain Crest Road, Chelsea, AL 35043

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of 1245 Egg and Butter Road, Columbiana, AL 35051, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF


SUBJECT TO:
AD VALOREM TAXES DUE OCTOBER 1ST, 2023 AND THEREAFTER.
BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

Grantor is a married man, however, the property herein described is not the homestead of the Grantor or his spouse.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 10th day of February, 2023.


Larry Pickett

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Larry Pickett whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of February, 2023.


Notary Public
My Commission Expires: 10-4-25

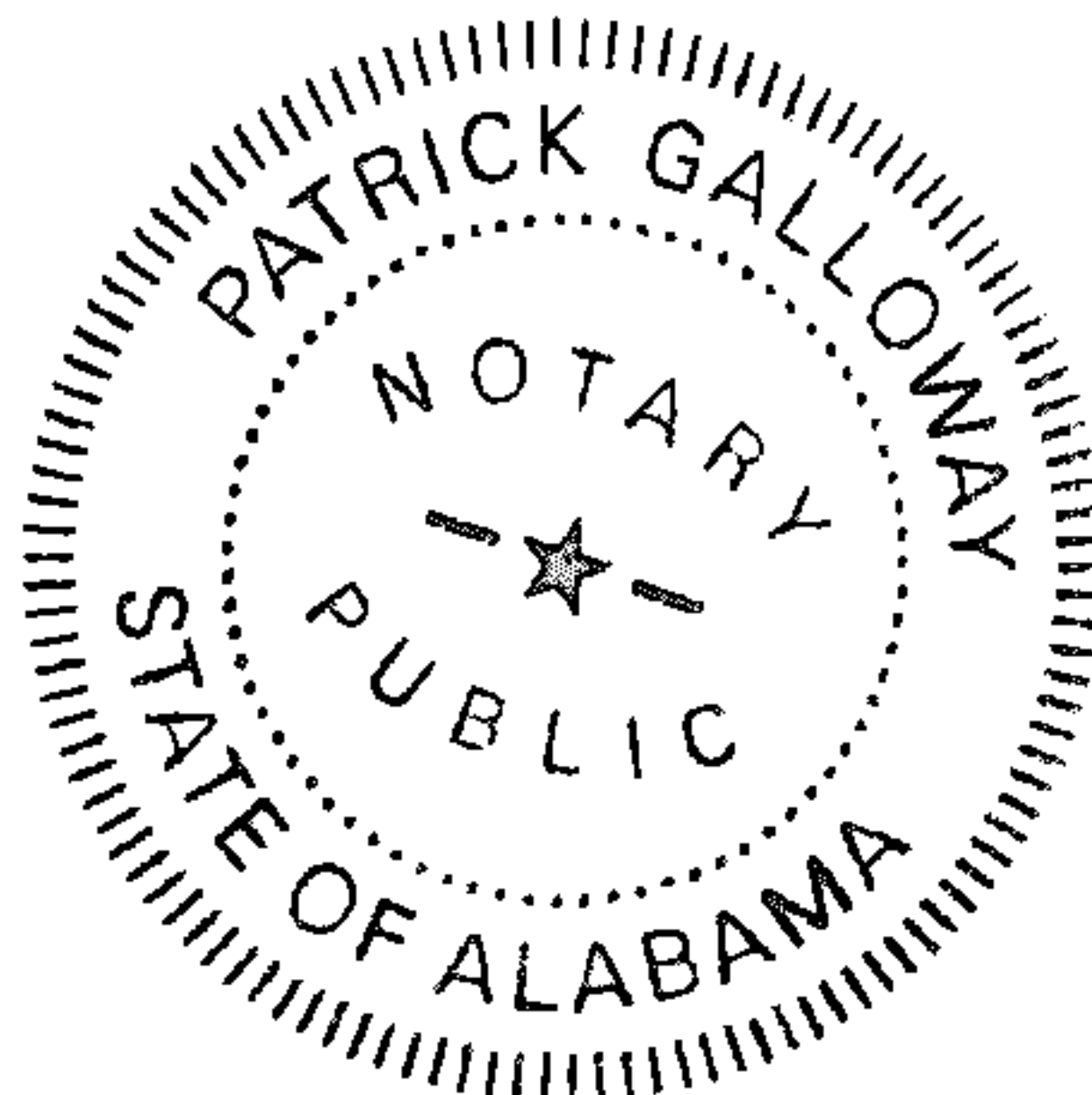
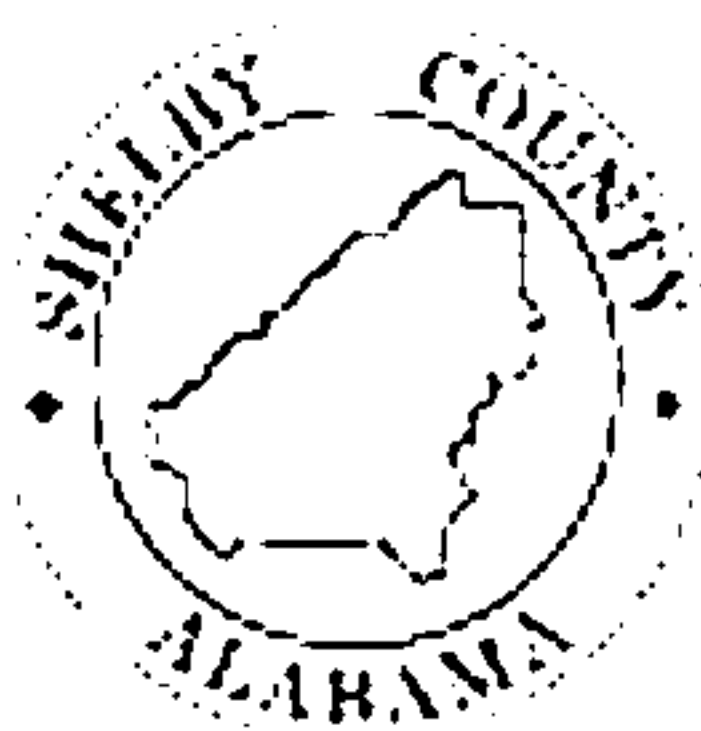


EXHIBIT A

Property 1:

Commence at the southwest corner of SW 1/4 of SW 1/4 of Section 36, Township 21, Range 1 West thence north 2 deg. 30 min. west 457.4 feet; thence south 34 deg. 15 min. west 665 feet, more or less, to the right-of-way of the Egg and Butter Road; thence north 13 deg. 15 min. west 136 feet along the right-of-way of the Egg and Butter road to point of beginning; thence continue along the right-of-way of said Egg and Butter Road a distance of 70 feet more or less to the southwest corner of William Buie lot; thence east and parallel with the north line of said 40 acres 665 feet, more or less to the east line of SE 1/4 of SE 1/4 of Section 35, Township 21 South, Range 1 West; thence south along the said section line 70 feet to a lot heretofore conveyed; thence west and parallel with the north line of said SE 1/4 of SE 1/4 of said Section 35 a distance of 665 feet, more or less, to the point of beginning; situated in SE 1/4 of SE 1/4 of Section 35, Township 21 South, Range 1 West.



Allie S. Boyd