

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

Send Tax Notice to:
Western REI, LLC
3360 Davey Allison Boulevard
Bessemer, AL 35023

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of SIXTY THOUSAND AND 00/100 (\$60,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Ricky Pickett and Cindy Pickett, husband and wife** (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, **Western REI, LLC**, an Alabama Limited Liability Company (hereinafter referred to as GRANTEE whether one or more), in fee simple, 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 SE Corner of the NE 1/4 of the SE 1/4 of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama; thence N00°28'19"W for a distance of 299.90' to the Southwesterly R.O.W. line of U.S. Highway 31; thence N44°52'31"W and along said R.O.W. line for a distance of 431.60' to the Northwesterly R.O.W. line of Fulton Springs Road; thence leaving said U.S. Highway 31 and along said Fulton Springs R.O.W. line, S00°18'05"W for a distance of 85.31'; thence S44°56'50"W and along said R.O.W. line for a distance of 190.06'; thence N46°58'47"W and leaving said R.O.W. line a distance of 139.50'; thence S19°11'11"W a distance of 78.14'; thence N80°37'40"W a distance of 297.48'; thence N89°34'36"W a distance of 268.93'; thence N83°14'22"W a distance of 176.94'; thence S03°00'41"E a distance of 145.89' to the POINT OF BEGINNING; thence continue S03°00'41"E a distance of 145.70' to the Northerly R.O.W. line of Old Highway 31, to a curve to the right, having a radius of 3504.77', subtended by a chord bearing of N65°04'54"W, and a chord distance of 15.87'; thence along the arc of said curve and along said R.O.W. line for a distance of 15.87'; thence N65°11'20"W and along said R.O.W. line a distance of 287.69'; thence N00°53'25"W and leaving said R.O.W. line a distance of 144.51'; thence S64°55'20"E a distance of 298.23' to the POINT OF BEGINNING.

Said Parcel containing 0.89 acres, more or less.

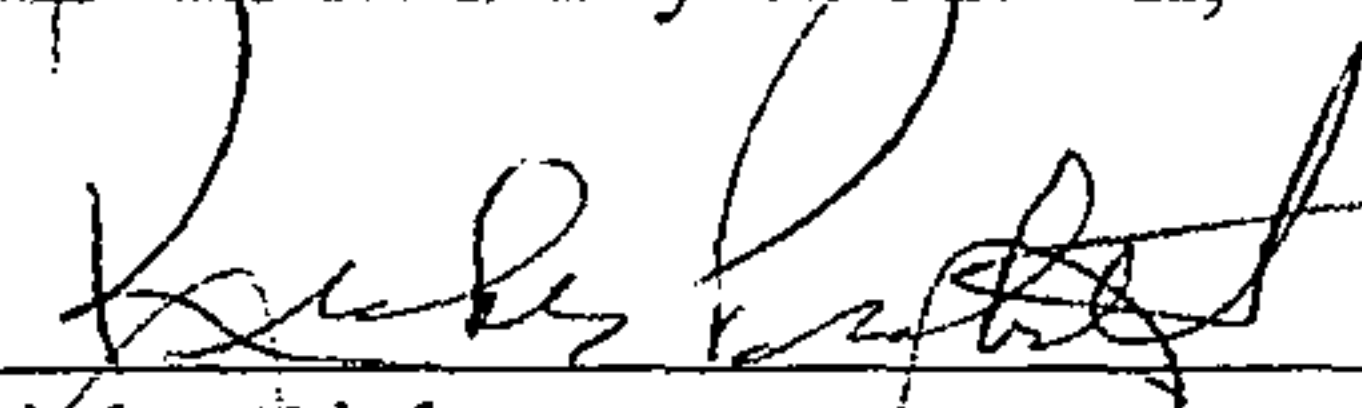
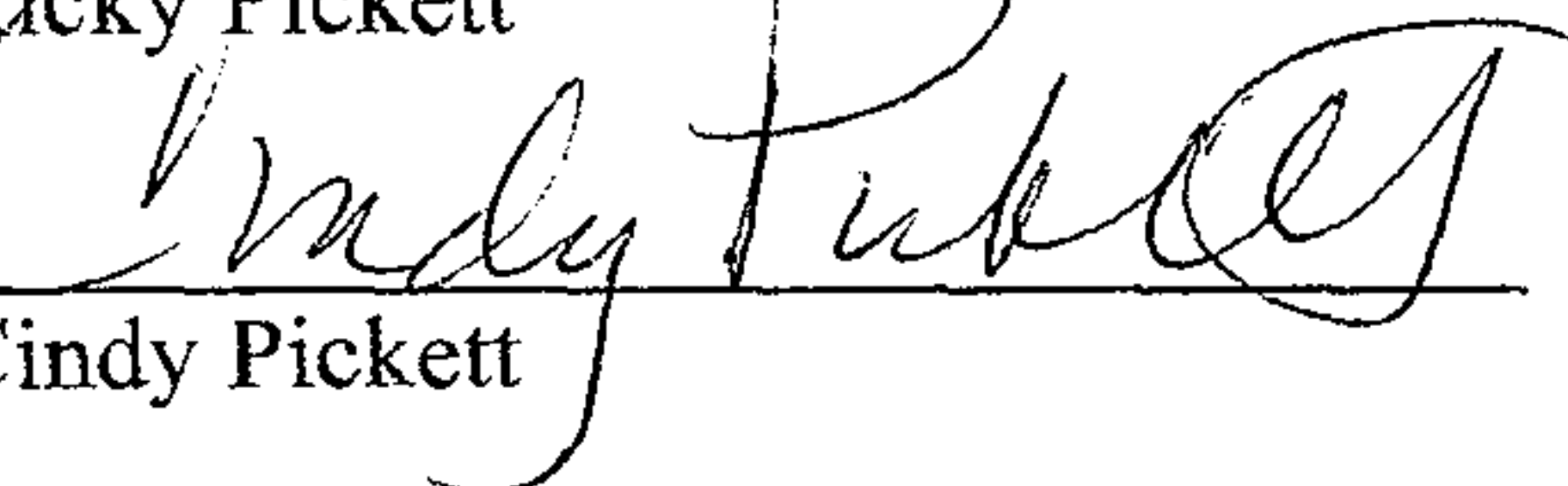
Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

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.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 2nd day of March, 2023.

X 
Ricky Pickett
X 
Cindy Pickett

STATE OF ALABAMA
Shelby COUNTY

}

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Ricky Pickett and Cindy Pickett**, 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 2nd day of March, 2023.


Notary Public

My Commission Expires: 1/6/25

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

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Ricky Pickett and Cindy Pickett
 Mailing Address 1579 Old Highway 31
Alabaster, AL 35007

Grantee's Name Western REI, LLC
 Mailing Address 3360 Davey Allison Boulevard
Bessemer, AL 35023

Property Address 1579 Old Highway 31
Alabaster, AL 35007

Date of Sale March 2, 2023
 Total Purchase Price \$60,000.00
 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)

☐ Bill of Sale ☐ Appraisal
☒ Sales Contract ☐ Other:
☐ 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 March 2, 2023

Print: Justin Smitherman

☐ Unattested _____
 (verified by)

Sign _____
 (Grantor/Grantee/ Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/03/2023 08:01:16 AM
\$88.00 PAYGE
20230303000058310



Form RT-1

Allen S. Bayl