

## **WARRANTY DEED**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantees, the receipt in full and sufficiency whereof is acknowledged, I, GRETA L. PICKETT, a single person, the undersigned Grantor, do grant, bargain, sell and convey my interest to "GRETA LEE PICKETT, Trustee, or her successors in interest, of the MULKGLMP LIVING TRUST dated 3-16-2023, and any amendments thereto." Grantee, in and to the following described real property, situated in SHELBY County, Alabama, viz:

SEE ATTACHED EXHIBIT A THAT IS HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY SET OUT HEAR IN.

PROPERTY REMAINS THE HOMESTEAD OF THE GRANTOR.

Subject existing covenants and restrictions, easements, building lines and limitations of record.

### **Source of Title:**

**This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.**

**TO HAVE AND TO HOLD** unto the said Grantees, their successors and assigns in fee simple, forever.

And I do, for myself and my heirs, executors and administrators, covenant with

the said Grantee, their successors and assigns, that I am lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, their successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this

3/16/2023

  
\_\_\_\_\_  
GRETA PICKETT, Grantor

The remainder of this page is intentionally left blank.

STATE OF ALABAMA

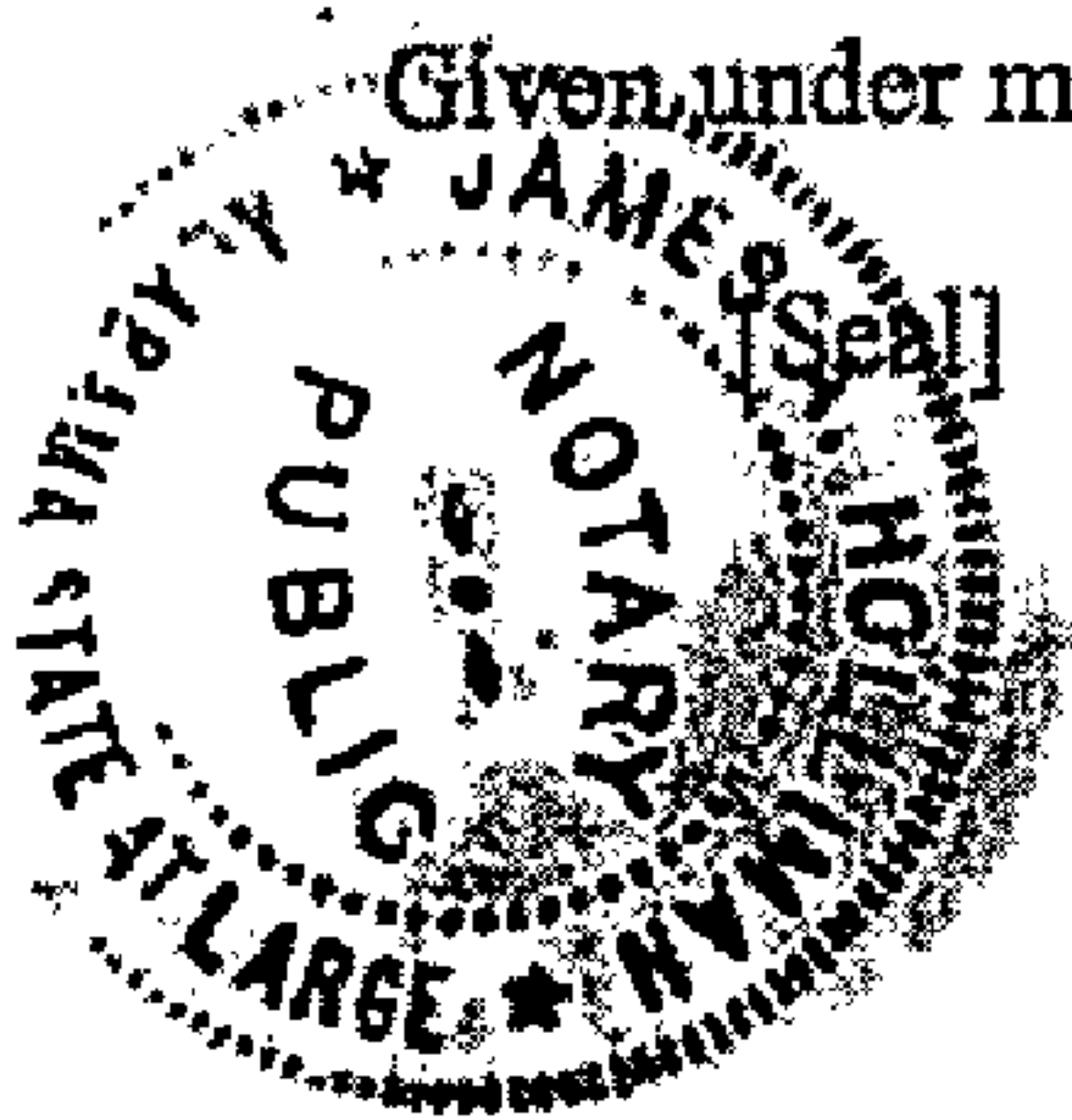
)  
) ss.  
)

COUNTY OF SHELBY

I, JAMES A. HOLLIMAN a Notary public in and for said County in said State, hereby certify that GRETA PICKETT as Grantors whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, being informed of the contents of the trust instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this

3/16/2023



James A. Holliman  
NOTARY PUBLIC

My commission expires

3/12/25

This Instrument was Prepared By:  
**HOLLIMAN & HOLLIMAN, LLC**  
John R. Holliman  
2491 Pelham Parkway  
Pelham, AL 35124  
Phone: (205) 663-0281

## Exhibit A

Part of the NW 1/4 of the SW 1/4 of Section 20, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at a point of intersection of the East line of said 1/4-1/4 section with the NW right of way line of Shelby County Highway #332 (said point being 25 feet at a right angle to the centerline of said Highway #332), run in a northerly direction along the East line of said 1/4-1/4 Section for a distance of 478.61 feet to an existing bolt; thence turn an angle to the left of 87 degrees 32 minutes 39 second and run in a westerly direction for a distance of 463.64 feet to an existing old open top iron pin; thence turn an angle to the left of 82 degrees 16 minutes 36 seconds and run in a southwesterly direction for a distance of 409.94 feet to an existing bolt; thence turn an angle to the left and run in an easterly direction along the Northerly right of way line of the existing Shelby County Highway #332 for a distance of 580.00 feet, more or less, to the point of beginning.

Source & Title: Inst. # 2002-17587

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

Grantor's Name Greta L. Pickett  
 Mailing Address 271 Hwy 332  
Pelham, AL 35124

Grantee's Name Greta Lee Pickett Trustee of the  
 Mailing Address MILKGLMP LIVING TRUST dated 3/16/2023  
271 Hwy 332 Pelham, AL 35124

Property Address 271 Hwy 332  
Pelham, AL 35124

Date of Sale \_\_\_\_\_  
 Total Purchase Price \$ \_\_\_\_\_

or  
 Actual Value \$ \_\_\_\_\_

or  
 Assessor's Market Value \$233,900.00



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 05/04/2023 09:54:21 AM  
 \$268.00 BRITTANI  
 20230504000131450

*Allen S. Byrd*

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 5/4/2023

Print Carol Winning

☐ Unattested \_\_\_\_\_  
 (verified by)

Sign *Carol Winning*  
 (Grantor/Grantee/Owner/Agent) circle one