

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Ricky Pickett and
Cindy Pickett
1005 Marvel Road
Brierfield, AL 35035

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One Hundred Thirty Thousand and 00/100 Dollars (\$130,000.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I, **JUDY ANNETTE HOOD, an unmarried person** (herein referred to as Grantor), grant, bargain, sell and convey unto **RICKY PICKETT and CINDY PICKETT** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

A lot or parcel of land lying and being situated in the W ½ of the SW ¼ of the NE ¼, Section 3, Township 24 North, Range 13 East, Shelby County, Alabama, described more particularly as follows: From the Northeast corner of said ½ - ¼ - ¼ section, run South 06 deg. 40 min. East for 406 feet to a point on the Southerly right-of-way line of a paved street; thence run along said street right-of-way line South 56 deg. 55 min. West for 415.6 feet to the point of beginning of subject parcel of land; from said point thus established, continue along said road right-of-way line South 56 deg. 55 min. West for 208 feet; run thence South 04 deg. 25 min. East for 352 feet; thence run North 85 deg. 35 min. East for 208 feet; run thence North 01 deg. 06 min. West for 307.3 feet; thence run North 20 deg. 56 min. West for 152 feet, and back to the point of beginning.

NOTE: The legal description is one and the same property as shown in deeds recorded in Real 346, Page 163 and in Inst. No. 20200602000221820.

TAX PARCEL NUMBER: 35-2-03-1-003-007.003

Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 19 day of October, 2023.

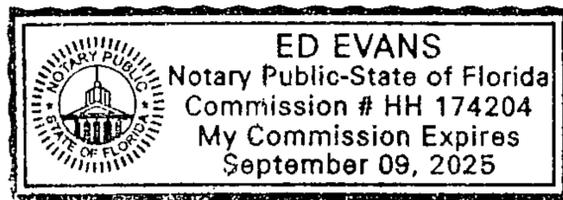
Judy Annette Hood
JUDY ANNETTE HOOD

STATE OF Florida

COUNTY OF WALTON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JUDY ANNETTE HOOD**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of October, 2023.



Ed Evans
Notary Public
My Commission Expires: 9-9-25

EXHIBIT "A"

A lot or parcel of land lying and being situated in the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 3, Township 24 North, Range 13 East, Shelby County, Alabama, described more particularly as follows: From the Northeast corner of said $\frac{1}{2}$ - $\frac{1}{4}$ - $\frac{1}{4}$ section, run South 06 deg. 40 min. East for 406 feet to a point on the Southerly right-of-way line of a paved street; thence run along said street right-of-way line South 56 deg. 55 min. West for 415.6 feet to the point of beginning of subject parcel of land; from said point thus established, continue along said road right-of-way line South 56 deg. 55 min. West for 208 feet; run thence South 04 deg. 25 min. East for 352 feet; thence run North 85 deg. 35 min. East for 208 feet; run thence North 01 deg. 06 min. West for 307.3 feet; thence run North 20 deg. 56 min. West for 152 feet, and back to the point of beginning.

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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/08/2023 12:58:56 PM
\$161.00 PAYGE
20231208000354400

Allen S. Bayl