

Send Tax Notice to:
Brittany Marshall Pickett and Andrew
Michael Pickett
424 Perkins Landing Cove
Columbiana, AL 35051

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-24-10606

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED NINETY NINE THOUSAND NINE HUNDRED AND 00/100 (\$399,900.00)** 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 **Dale E. McCullough, II and Robin McCullough, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

105 Tambor Lane, Shelby, AL 35143

by **Brittany Marshall Pickett and Andrew Michael Pickett (herein referred to as "Grantee," whether one or more)**, whose mailing address is

424 Perkins Landing Cove, Columbiana, AL 35051

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **424 Perkins Landing Cove, 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, 2025 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.


MINING AND MINERAL RIGHTS EXCEPTED.


\$317,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, 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(s), 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(s), 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 03 day of February, 2025.



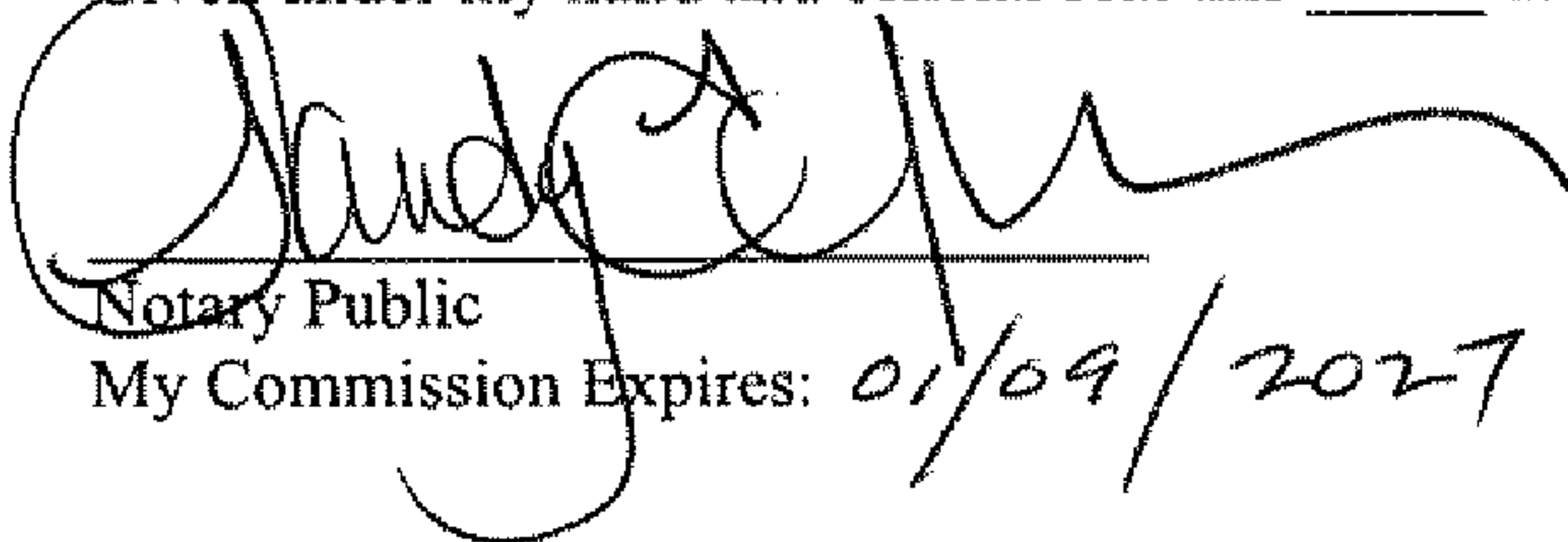
Dale E. McCullough, II


Robin McCullough

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Dale E. McCullough, II and Robin McCullough 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 03 day of February, 2025.



Notary Public
My Commission Expires: 01/09/2027

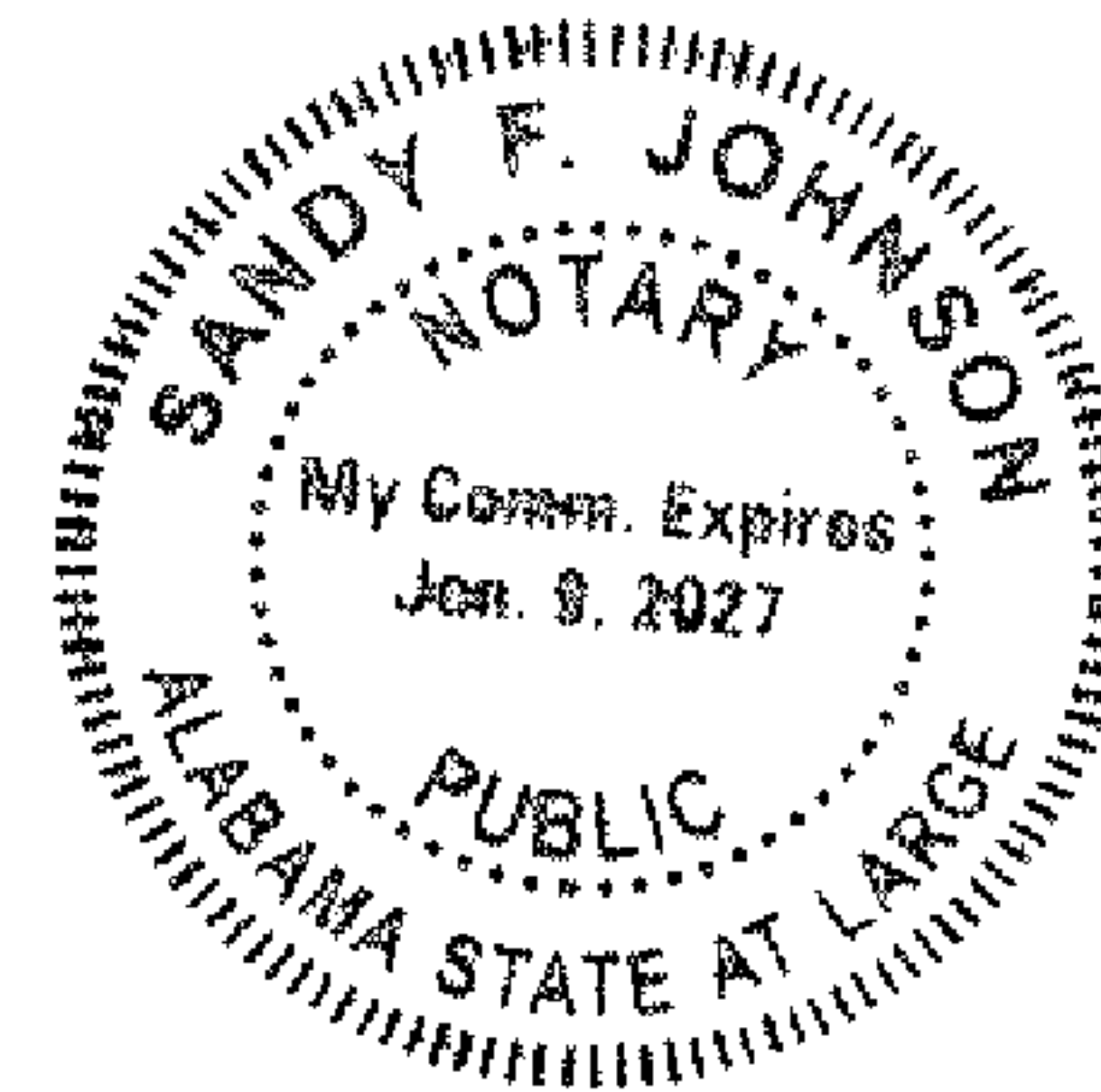


EXHIBIT A

Property 1:

Lot 12A, according to a resurvey of Lots 12 and 13, Perkins Landing Sectors 1 and 2 as recorded in Map Book 31, page 85, in the Probate Office of Shelby County, Alabama.

Together with an undivided interest in the common elements of Perkins Landing Sectors 1 and 2, a Condominium, as set out in the Declaration of Condominium and according to the survey of Perkins Landing Sectors 1 and 2, a Condominium, recorded in Map Book 27, Page 33 and that certain resurvey of Lots 14, 15, 28, 29 and common area E as recorded in Map Book 27, Page 140 in the Probate Office of Shelby County, Alabama and that certain resurvey of Lots 16, 17 and 18, According to the Final Plat of Perkins Landing Sectors 1 and 2, a Condominium, as recorded in Map Book 34, Page 6, in the Probate Court of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/04/2025 01:43:31 PM
\$111.00 JOANN
20250204000034350

Allen S. Bayl