

This instrument was prepared by
(Name) B. CHRISTOPHER BATTLES
(Address) 3150 HIGHWAY 52 WEST
PELHAM, AL 35124

Send Tax Notice To: RONNIE G. TIDWELL
name
2502 VIXEN STREET
address
HELENA, AL 35080

WARRANTY DEED-

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED EIGHT THOUSAND AND NO/100 (\$108,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged
or we, TIMOTHY O. PITTS and wife, LISA H. PITTS

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
RONNIE G. TIDWELL, an unmarried man

(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

Lot 1, Block E, according to the Amended Map of Fox Haven, First Sector,
as recorded in Map Book 7 page 86 in the Probate Office of Shelby County,
Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way,
limitations, if any, of record:

\$102,600.00 of the purchase price recited above was paid from mortgage loan closed
simultaneously herewith.

06/30/1998-24473
02:53 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 14.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our)
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, we have hereunto set our hands(s) and seal(s), this 26th
day of June, 1998

(Seal)
(Seal)
(Seal)

Timothy O. Pitts (Seal)
TIMOTHY O. PITTS
Lisa H. Pitts (Seal)
LISA H. PITTS
(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Timothy O. Pitts and wife, Lisa H. Pitts
whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 26th day of June, A. D., 19 98

[Signature]
Notary Public
2-25-2001

Inst # 1998-24473