

This instrument prepared by:
Rebecca J. Turner
424 Ashbrook Trail
Columbiana, AL 35051
Documentary Evidence: Sales Contract

Send tax notice to:
Cassie B. Pitts
418 Lake Chelsea Way
Chelsea, AL 35043

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Seventy thousand and 00/100 Dollars (\$70,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, I, **Rebecca J. Turner**, a married person, (hereinafter referred to as “Grantor”) does by these presents, grant, bargain, sell and convey unto **Cassie B. Pitts**, (hereinafter referred to as “Grantees”) the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 1, according to the Turner Family Subdivision as recorded in Map Book 45, page 92, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Also, a 50 foot easement for ingress and egress and utilities over and along the South 50 feet of the SE 1/4 of SE 1/4 of Section 3, Township 20 South, Range 1 West, Shelby County, Alabama.

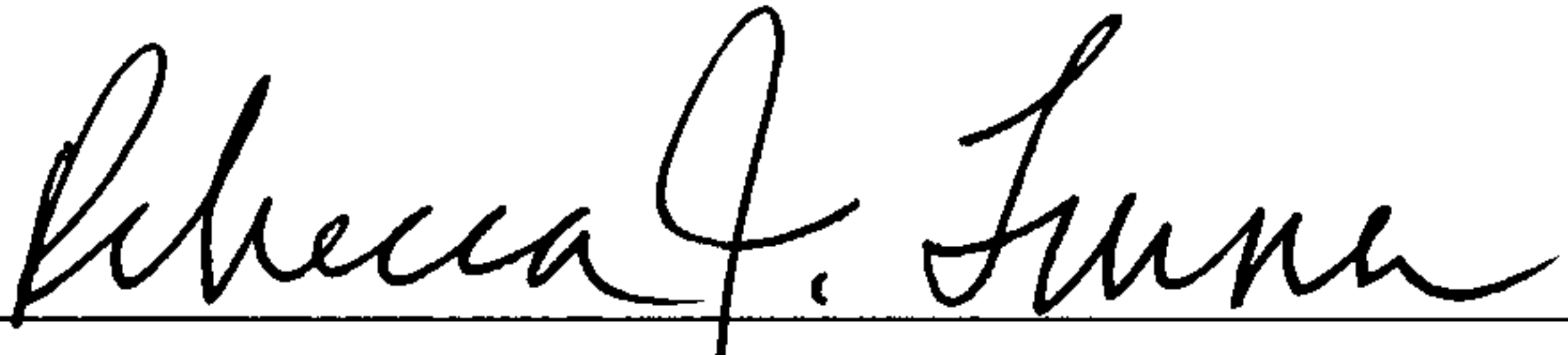
Together with a 35 foot easement for ingress and egress and utilities over and along the following described parcel: Begin at the Northwest corner of Section 11, Township 20 South, Range 1 West and run East approximately 120 feet to the right of way of Shelby County Highway No. 47; thence South 35 feet; thence West 120 feet, more or less to the East line of Section 10, Township 20 South, Range 1 West; thence continue West 40 feet into Section 10; thence North 35 feet; thence East 40 feet to the point of beginning; being situated in the NW 1/4 of NW 1/4 of Section 11, township 20 South, Range 1 West and in NE 1/4 of NE 1/4 of Section 10, Township 20 South, Range 1 West.

The above described property does not constitute the homestead of the grantor nor that of her spouse.

TO HAVE AND TO HOLD unto Grantee, her heirs and assigns, forever.

Grantor does, for herself, her heirs, successors, executors, administrators, personal representatives and assigns covenant with Grantee, her heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that she is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; and that Grantor will and her heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set her signature and seal this 29th **day of January, 2016**.


 (Seal)
Rebecca J. Turner

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **Rebecca J. Turner**, 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the **29th day of January, 2016**.

Shelby County, AL 02/01/2016
State of Alabama
Deed Tax: \$70.00


Notary Public: Dawn Rasco
Commission Expires: 3/26/2018

Grantor’s Address:
424 Ashbrook Trail
Columbiana, AL 35051

