

This instrument was prepared without evidence of title or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollars (\$1.00), the undersigned Frances Williamson Pitts, married, (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Lottie S. Daniel (herein referred to as GRANTEE) in fee simple the following described real estate situated in Shelby County, Alabama to-wit:

0.2475 acres more or less out of the Northwest quarter of the Northeast quarter, Section 11, Township 19 South, Range 2 East. More particularly described as follows: From the Southwest corner of the Northwest quarter of the Northeast quarter, go East along the South boundary line 288 feet; thence turn left and go 173 feet in a Northern direction and to point of beginning; thence turn left and go 221 feet in a Western direction; thence turn right and go 50 feet in a Northern direction; thence turn right and go in an Eastern direction 221 feet; thence turn right and go 50 feet in a Southern direction and point of beginning. The northern boundary line of the Donnie and Fannie Williamson lot is running along the southern boundary line of the Russian and Helen Wallace lot. The lines of said lots do not overlap. Containing less than 1 acre, situated in Shelby County, Alabama.

Subject to all restrictions, reservations, easements and covenants of land.

The above described property is not the homestead of GRANTOR or her spouse.


TO HAVE AND TO HOLD to the said GRANTEE in fee simple, and to her heirs and assigns forever.

IN WITNESS WHEREOF, GRANTOR has hereunto set his hand and seal this 6th day of November, 2017.


Frances Williamson Pitts

[notary acknowledgment on following page]

Shelby County, AL 11/06/2017
State of Alabama
Deed Tax: \$1.50


20171106000401910 1/3 \$22.50
Shelby Cnty Judge of Probate, AL
11/06/2017 10:45:25 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frances Williamson Pitts, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of November, 2017.



William R. Justice
Notary Public
My commission expires: 9-11-19

20171106000401910 2/3 \$22.50
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Frances Williamson Pitts
Mailing Address 969 Pine Grove Road
Sylacauga, AL 35150

Grantee's Name Lottie S. Daniel
Mailing Address 197 Brooklyn Lane
Harpersville, AL 35078

Property Address 64 Wallace Lane
Vincent, AL

Date of Sale 11/6/17
Total Purchase Price \$ 1,500.00
or
Actual Value \$
or
Assessor's Market Value \$

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
Sales Contract
Closing Statement
Appraisal
Other

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 11/6/17

Print Frances Williamson Pitts

Unattested (verified by)

Sign Frances Williamson Pitts (Grantor/Grantee/Owner/Agent) circle one

