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This instrument was prepared by

Send Tax Notice To ALAN J. PITTS

(Name) GENE W. GRAY, JR.

name

5200 OLD MILL CIRCLE

address

PELHAM, ALABAMA 35124

(Address) 2100 SOUTHBIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

\$624.00

That in consideration of ONE HUNDRED TWENTY THOUSAND AND NO/100----- DOLLARS (\$120,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
CHARLES T. HILL, A SINGLE PERSON

(herein referred to as grantors) do grant, bargain, sell and convey unto ALAN J. PITTS AND WIFE, VIRGINIA A. PITTS

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to-wit:

LOT 15, ACCORDING TO THE SURVEY OF OLD MILL TRACE, SECOND SECTOR, AS RECORDED
IN MAP BOOK 8, PAGE 156 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 1998 WHICH ARE A LIEN, BUT NOT DUE AND PAYABLE
UNTIL OCTOBER 01, 1998.

EASEMENTS AND SET BACK LINES AS SHOWN BY THE PUBLIC RECORDS.

EASEMENT AND RIGHT OF WAY GRANTED ALABAMA POWER COMPANY AND SOUTH CENTRAL BELL
TELEPHONE COMPANY RECORDED IN DEED BOOK 353, PAGE 990.

RIGHT OF WAY GRANTED TO SOUTH CENTRAL BELL TELEPHONE COMPANY RECORDED IN DEED
BOOK 353, PAGE 808 AND 810.

RIGHT OF WAY GRANTED ALABAMA POWER COMPANY RECORDED IN DEED BOOK 133, PAGE 170
AND DEED BOOK 101, PAGE 531.

NOTES AND RESTRICTIONS AS SET OUT ON RECORDED MAP.

\$119,376.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE
LOAN.

TO HAVE AND TO HOLD Unto 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 hereby 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 (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, I have hereunto set my hand(s) and seal(s), this 15th
day of May, 19 98.

(Seal) Inst # 1998-43603 (Seal)

(Seal) (Seal)

(Seal) (Seal)

STATE OF ALABAMA

Jefferson COUNTY

I, GENE W. GRAY, JR.

CHARLES T. HILL

whose name(s) 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 he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 15th day of May, A.D. 19 98

GENE W. GRAY, JR.

Notary Public