

This instrument was prepared by:

(Name) Larry L. Halcomb

Send Tax Notice To Kristi L. Pitts
name

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

1434 Applegate Drive
address
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA
Jefferson

COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of SIXTY EIGHT THOUSAND AND NO/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged of or we, James Baker and wife, Tiffany Baker

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Kristi L. Pitts, Unmarried

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

Lot 11, according to a Resurvey of Lots 1 through 64, Lots 89 through 104 and Lots A through C of Applegate Manor, as recorded in Map Book 10, Page 25 in the Probate Office of Shelby County, Alabama.

Subject to taxes for year 2000.

Subject to restrictions and covenants; 30 foot building line; 15 foot easement on East; 2.5 foot easement on North; right of way to South Central Bell Telephone Company; right of way to Alabama Power Company; and agreement with Alabama Power Company, of record.

\$ 67,444.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 2000-14324

05/02/2000-14324
10:14 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 198 9.50

TO HAVE AND 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 GRANTEE(S), 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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 28th day of April, 2000

(Seal)

(Seal)

(Seal)

James Baker

(Seal)

Tiffany Baker

(Seal)

(Seal)

STATE OF ALABAMA
Jefferson

COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for the said County, in said State, hereby certify that James Baker and wife, Tiffany Baker

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 hands and official seal this 28th day of April, A.D. 2000

My Commission Expires
January 23, 2002

Larry L. Halcomb

Notary Public