

4500  
SEND TAX NOTICE TO:  
(Name) ☒ Kevin E. Pitts and Rebecca R. Pitts  
(Address) 1174 Highway 55  
Wilsonville, AL 35186

THIS INSTRUMENT WAS PREPARED BY  
WALLACE, ELLIS, FOWLER & HEAD  
P. O. BOX 587  
COLUMBIANA, ALABAMA 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **One Dollar & other good and valuable consideration**, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, **Edwin E. Pitts and wife, Dianne W. Pitts**, (herein referred to as grantors) do grant, bargain, sell and convey unto our son and daughter-in-law, **Kevin E. Pitts and wife, Rebecca R. 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:

Commence at the NE corner of Section 5, Township 21 South, Range 1 East, thence run South along said section line a distance of 589.75 feet; thence turn an angle of 39 deg. 53 min 42 sec. right and run a distance of 923.46 feet to the point of beginning; thence continue along last described course a distance of 152.00 feet; thence turn an angle of 90 deg. 00 min. 22 sec. right and run a distance of 300.00 feet; thence turn an angle of 89 deg. 59 min. 38 sec. right and run a distance of 152.00 feet; thence turn an angle of 90 deg. 00 min. 22 sec. right and run a distance of 300.00 feet to the point of beginning, containing 1.05 acres, more or less. Property is subject to any and all agreements, easements, restrictions, and/or limitations of probated record and/or applicable law. According to survey dated October 10, 2000, of Rodney Y. Shiflett, Al. Reg. No. 21784.

**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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 and seals this 15<sup>th</sup> day of November, 2000.

Edwin E. Pitts (SEAL)  
Edwin E. Pitts

Dianne W. Pitts (SEAL)  
Dianne W. Pitts

**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Edwin E. Pitts and wife, Dianne W. Pitts**, whose names 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 15<sup>th</sup> day of November, 2000.

Lamie Brasher (SEAL)  
Notary Public

Inst # 2000-39616

11/15/2000-39616  
09:41 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
001 MMB 11.50