This instrument is prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Jennifer Pittman
158 Windsor Lane
Pelham, AL 35124

20110909000267860 1/1 $92.00
Shelby Cnty Judge of Probate, AL
09/09/2011 02:35:22 PM FILED/CERT

Shelby County, AL 09/09/2011
State of Alabama
Deed Tax:$80.00

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Four Hundred Thousand And No/100 Dollars ($400,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Susan C Hamlin, an unmarried woman (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jennifer Pittman and Eric Pittman (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 1314, according to the Amended Map of Weatherly, Wixford Forest-Seector 13, as recorded in Map Book 22, page 23 A & B, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Three Hundred Twenty Thousand And No/100 Dollars ($320,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on August 26, 2011.

Susan C Hamlin

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Susan C. Hamlin, 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 on 26th day of August, 2011.

Notary Public
Commission Expires:

FILE NO.: TS-1100497