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Shelby Cnty Judge of Probate, AL
02/01/2012 02:59:34 PM FILED/CERT

This instrument was prepared without benefit of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

PREPARED BY:
VICKI N. SMITH, ATTORNEY AT LAW, LLC
POST OFFICE BOX 250
COLUMBIANA, ALABAMA 35051
(205) 669-4481

SEND TAX NOTICE TO: Tami Tittle
P. O. Box 257
Vincent, Alabama 35178

WARRANTY DEED

STATE OF ALABAMA}
SHELBY COUNTY}

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Fifteen Thousand and 00/100 Dollars (\$15,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I, Keith A. Tittle, a married man (herein referred to as grantor) do grant, bargain, sell and convey unto Tami B. Tittle (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

From the Southeast Corner of Section 4, Township 19 South, Range 2 East run West along the South line of said section a distance of 165.02 feet to the point of beginning; thence right 89°58'44" a distance of 1357.11 feet; thence right 63°46'55" a distance of 171.75 feet; thence right 115°47'37" a distance of 101.61 feet; thence left 7°23'48" a distance of 1598.70 feet; thence right 100°07'02" a distance of 372.69 feet; thence right 87°42'14" a distance of 237.51 feet to the point of beginning. Said lot contains 9.75 acres more or less. Less and except an easement for Colonial pipeline as shown on survey.

Subject to taxes for 2011 and subsequent years, easements, restrictions, rights of way and permits of record.

TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns forever.

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set our hands and seals, this 23rd day of January, 2012.

WITNESS:

Keith A. Tittle

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KEITH A. TITTLE whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of January, 2012.

Vicki N. Smith
Notary Public
My Commission Expires: 3/23/15

