

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
LARRY J. PITTMAN, JR. and wife, LEIGH P. PITTMAN
5148 JAMESWOOD DRIVE
BIRMINGHAM, ALABAMA 35244

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED SIXTY FIVE THOUSAND AND NO/100 DOLLARS (\$165,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, PATRICIA A. HOWARD, a married woman, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto LARRY J. PITTMAN, JR. and wife, LEIGH P. PITTMAN, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Commence at the Northwest corner of the Northeast Quarter of the Northwest Quarter of Section 29, Township 18 South, Range 2 East, Shelby County, Alabama; thence run North 75 degrees 44 minutes 38 seconds West, 2490.48 feet; thence South 30 degrees 06 minutes 00 seconds West, 323.00 feet; thence South 74 degrees 33 minutes 57 seconds East, 2671.07 feet; thence North 00 degrees 09 minutes 21 seconds East, 377.00 feet to the point of beginning. Being situated in Shelby County, Alabama.

Together with rights of ingress, egress and utilities for the benefit of the Property created and existing under that certain Declaration of Easements for ingress, egress and utilities as recorded in Instrument No. 20050415000178490.

SUBJECT TO:

1. Taxes for the year 2014, which are a lien but not yet due and payable until October 1, 2014.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Misc. Book 99, Page 345 and Deed Book 146, Page 398 in the Probate Office and as shown on survey of James A. Riggins dated March 7, 1999, being a 100 foot right of way.
3. Right(s) of Way(s) granted to Central of Georgia Railroad Company as shown on survey of James A. Riggins dated March 7, 1999.
4. Riparian and other rights created by the fact that the land fronts on Pioneer Lake and Hurricane Creek.
5. Declaration of Easement(s) for ingress, egress and utilities as shown and recorded in Instrument No. 20050415000178490 in Probate Office and the rights of others in and to the use of said easements.
6. Terms and conditions of Declaration of Easements, Protective Covenants and Restrictions for Pioneer Lake as set out in Instrument No. 20050415000178500 in the Probate Office.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including those set out in Deed Book 121, Page 294 and Deed Book 355, Page 694 in the Probate Office.
8. Right of others in and to the use of common areas as shown on survey of James A. Riggins dated March 7, 1999 and as contained in the Declaration of Protective Covenants and Restrictions of Pioneer Lake as recorded in Instrument No. 2005041500017850 in the Probate Office.
9. Articles of Incorporation of Pioneer Lake Residential Association, Inc., as recorded in Instrument No. 20050415000178510 in the Probate Office.
10. Terms and Conditions of Ground Lease of Common Area as recorded in Instrument No. 2005041500178520 in the Probate Office.
11. Easement(s) to Alabama Power Company as shown and recorded in Instrument No. 20051101000565760 in Probate Office.

\$45,000.00 OF THE HEREINABOVE CITED CONSIDERATION WAS PAID FROM A PURCHASE MONEY MORTGAGE OF EVEN DATE HELD BY THE SELLER AND FILED SIMULTANEOUSLY HERewith.

THE HEREINABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE A PART OF THE HOMESTEAD OF THE HEREINABOVE NAMED GRANTOR AND HER SPOUSE.



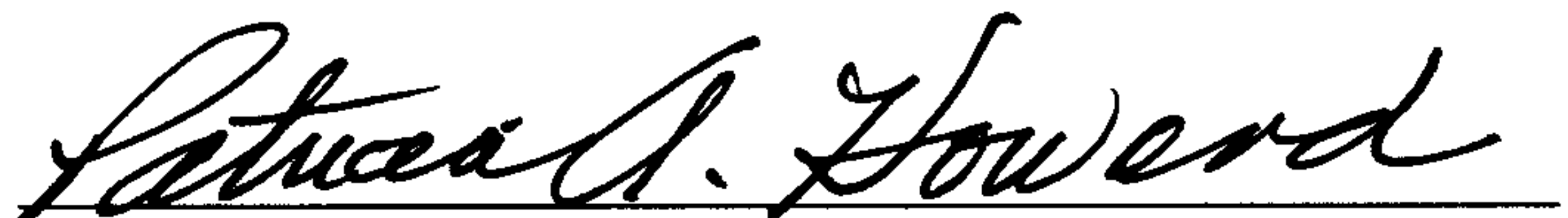
20140102000000520 1/3 \$185.00
Shelby Cnty Judge of Probate, AL
01/02/2014 10:46:25 AM FILED/CERT

Shelby County, AL 01/02/2014
State of Alabama
Deed Tax:\$165.00

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.

And I do for myself, and for my heirs, executors, and administrators covenant with the said Grantees, their 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20TH day of DECEMBER, 2013.

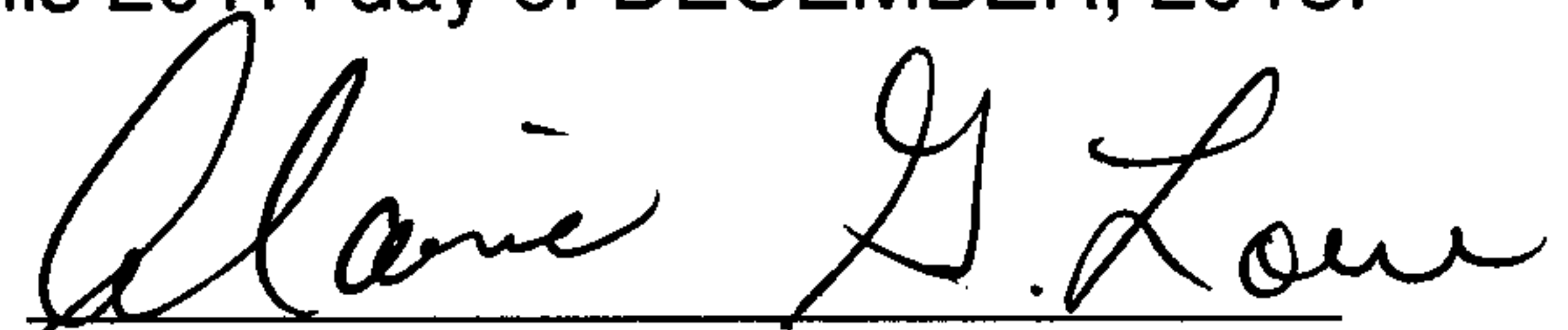

PATRICIA A. HOWARD

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that PATRICIA A. HOWARD, a married woman, 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 this 20TH day of DECEMBER, 2013.


NOTARY PUBLIC
My Commission Expires: 10/31/2015


20140102000000520 2/3 \$185.00
Shelby Cnty Judge of Probate, AL
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Grantor's Name:
PATRICIA A. HOWARD
Mailing Address:
P. O. Box 55
Montevallo, AL 35115

Property Address:
Approx 20.03 acres on Pioneer Lake
Sterrett, AL35147

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

Grantee's name:
LARRY J. PITTMAN, JR. and wife, LEIGH P. PITTMAN
Mailing Address:
5148 JAMESWOOD DRIVE
BIRMINGHAM, ALABAMA 35244

Date of Sale: DECEMBER 20TH, 2013
Total Purchase Price: \$165,000.00
or
Actual Value
or
Assessor's Market Value

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____


20140102000000520 3/3 \$185.00
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