

File No.: 14020

WARRANTY DEED

STATE OF ALABAMA)	SEND TAX NOTICE TO:	THIS INSTRUMENT PREPARED BY: W.
)	Tina Drake	Eric Pitts, W. Eric Pitts, L.L.C. 1240 1st
COUNTY OF SHELBY)	101 King Charles Lane	Street North, Suite 209, Alabaster, AL 35007.
		Alabaster, AL 35007	No title opinion requested, none rendered.

KNOW ALL MEN BY THESE PRESENTS that Christopher C. Pitts, a single man (hereinafter "GRANTOR"), for and in consideration of the sum of **\$154,000.00**, to him/her in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTOR hereby grants, bargains, sells and conveys to **Tina Drake** (hereinafter "GRANTEE"), in fee simple, that property and interest described as follows:

Lot 23, according to the Survey of Spring Gate Estates, Phase Two, as recorded in Map Book 20, Page 120, in the Probate Office of Shelby County, Alabama. Being Situated in Shelby County, Alabama.

\$146,300.00 of the purchase price was paid with a contemporaneous Purchase Money Mortgage.

SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights or interests whatsoever.

TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEE, and to his/her successors, heirs and assigns forever.

GRANTOR DOES HEREBY COVENANT, for himself/herself, his/her successors, heirs and assigns, with GRANTEE, his/her successors, heirs and assigns, that GRANTOR is at the time of these presents lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTOR has a good right to sell and convey the same and (d) that GRANTOR will warrant and defend the said premises to said GRANTEE, his/her successors, heirs and assigns, forever against the lawful claims and demands of all persons.

GRANTOR HAS HERETO set his/her hand and seal on November 24, 2014.



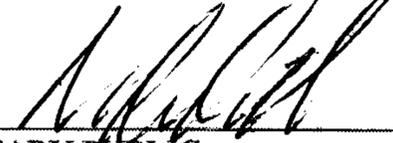
Christopher C/Pitts


20141210000388570 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
12/10/2014 02:57:41 PM FILED/CERT

STATE OF TENNESSEE
COUNTY OF KNOT

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that Christopher C. Pitts whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day that being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day and year set forth above.

GIVEN UNDER MY HAND, on November 24, 2014.



NOTARY PUBLIC

11-24-14

Shelby County, AL 12/10/2014
State of Alabama
Deed Tax: \$8.00

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Christopher C. Pitts
Mailing Address 101 King Charles Lane
Alabaster AL 35007

Grantee's Name Tina Drake
Mailing Address 101 King Charles Lane
Alabaster, AL 35007

Property Address 101 King Charles Lane
Alabaster AL 35007

Date of Sale 11/24/14
Total Purchase Price \$ 154,000

or
Actual Value \$

or
Assessor's Market Value \$



20141210000388570 2/2 \$25.00
Shelby Cnty Judge of Probate, AL
12/10/2014 02:57:41 PM FILED/CERT

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
Sales Contract
Closing Statement
Appraisal
Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 11/24/14

Print W Eric Pitts

Unattested (verified by)

Sign [Signature] (Grantor/Grantee/Owner/Agent) circle one