

This Instrument was Prepared by:

Send Tax Notice To: Timothy Daniel McCartha
Lisa Ann McCartha

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051


20150902000306200 1/3 \$80.00
Shelby Cnty Judge of Probate, AL
09/02/2015 09:50:07 AM FILED/CERT

500 Liberty Road
Chelsen, AL 35043

File No.: S-15-22374

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Ninety Eight Thousand Dollars and No Cents (\$298,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Steven A. Pitts and Debbie J. Pitts**, Husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Timothy Daniel McCartha and Lisa Ann McCartha**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

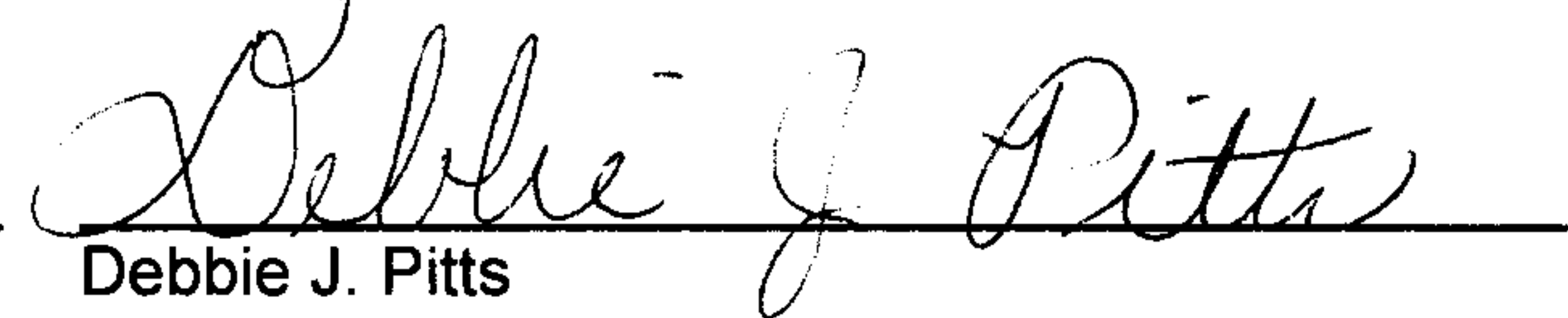
Property may be subject to taxes for 2015 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$238,400.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees 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 of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 31st day of August, 2015.


Steven A. Pitts

Debbie J. Pitts

Debbie J. Pitts
Attorney In Fact

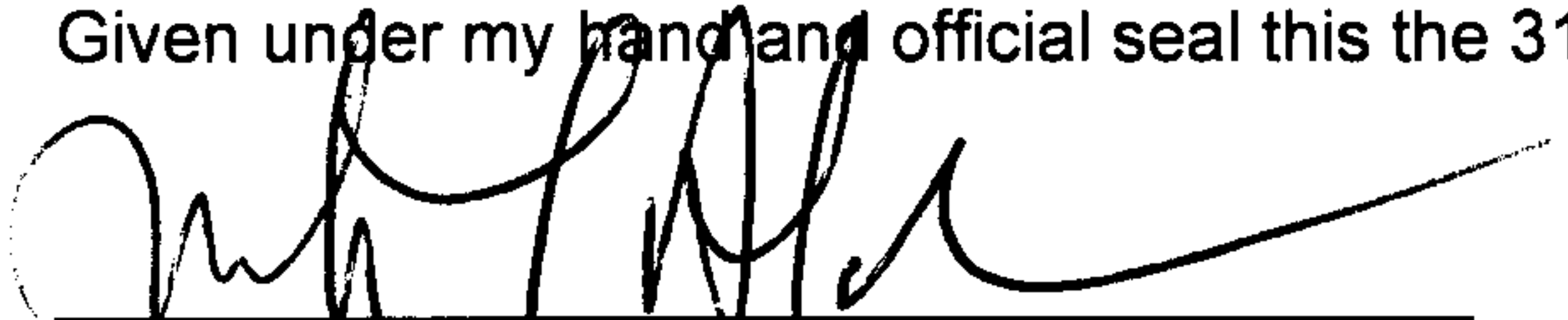
Shelby County, AL 09/02/2015
State of Alabama
Deed Tax: \$60.00

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Debbie J. Pitts as Attorney in Fact for Steven A. Pitts and Debbie J. Pitts, 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of August, 2015.


Notary Public, State of Alabama

My Commission Expires: 10-4-16

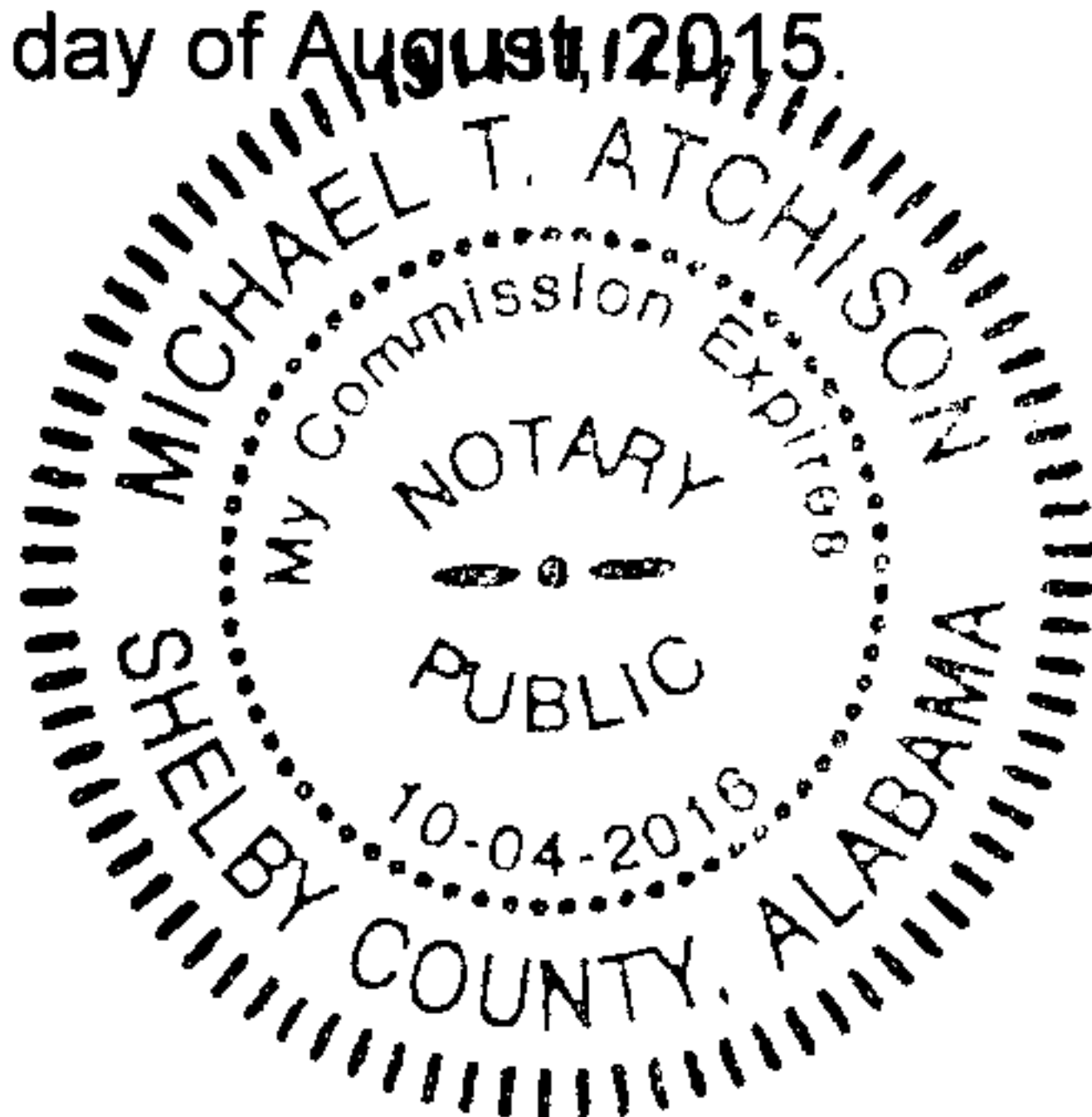


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 35, Township 19 South, Range 1 West, being the Point of Beginning and run South along East line of said 1/4-1/4 section 664.11 feet; thence turn 88 degrees 03 minutes 50 seconds right and run 451.25 feet; thence turn 91 degrees 53 minutes 37 seconds right and run 1167.21 feet; thence turn 88 degrees 02 minutes right and run 439.71 feet to the P.C. of a curve to the left, having a central angle of 25 degrees 28 minutes 10 seconds and a radius of 424.95 feet and run along the arc of said curve 187.35 feet; thence turn 104 degrees 36 minutes 58 seconds right from extended chord and run 545.25 feet; thence turn 88 degrees 12 minutes 58 seconds right and run 169.97 feet to the POINT OF BEGINNING. Situated in Shelby County, Alabama.



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Real Estate Sales Validation Form

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

Grantor's Name Steven A. Pitts
Debbie J. Pitts
Mailing Address 500 Liberty Rd
Chelsea, AL 35043
Property Address 500 Liberty Road
Chelsea, AL 35043

Grantee's Name Timothy Daniel McCartha
Lisa Ann McCartha
Mailing Address 500 Liberty Road
Chelsea, AL 35043
Date of Sale August 31, 2015
Total Purchase Price \$298,000.00
or
Actual Value _____
or
Assessor's Market Value _____

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
xx Sales Contract
 Closing Statement

 Appraisal
 Other


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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 of 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 August 28, 2015

Print M. L. T. Atcherson

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

 Unattested

(verified by)