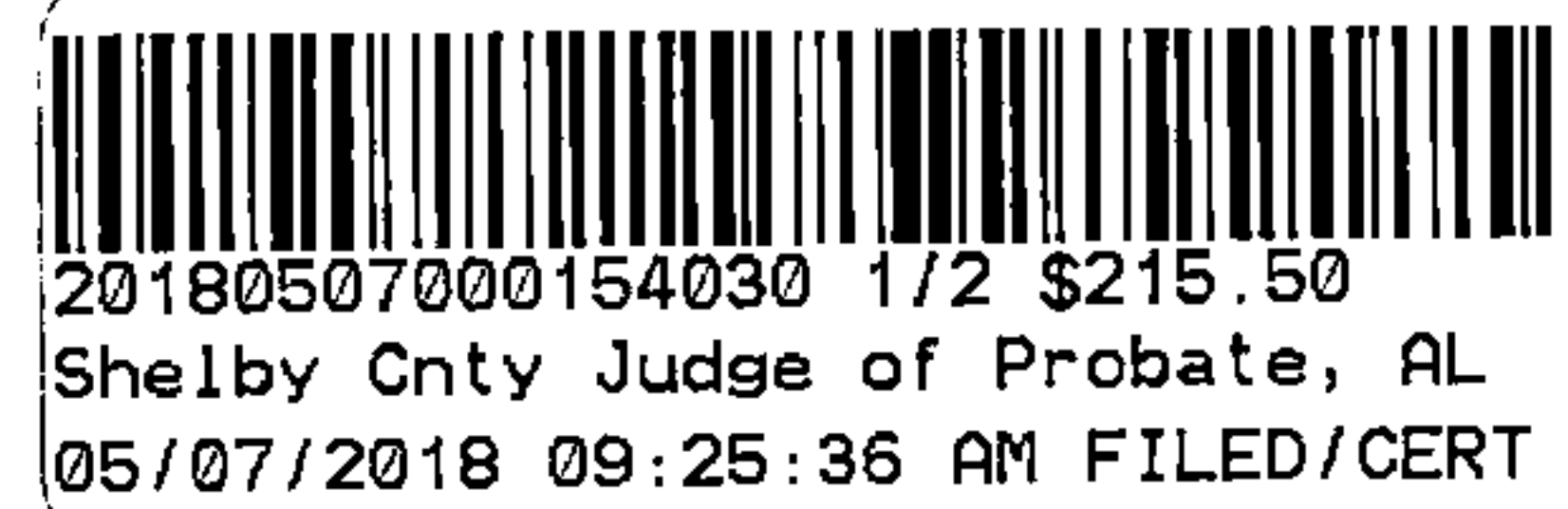




Send tax notice to: Timothy Pittard, 2128 Chelsea Park Bend, Chelsea, AL 35043

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, AL. 35243

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Ninety-Seven Thousand Five Hundred dollars and no/100 (\$197,500.00) dollars 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

Renata De Oliveira, a married woman, whose mailing address is:

534 Chelsea Station Cir Chelsea, AL 35043

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Timothy Pittard and Cori Brooke Pittard, Husband and Wife whose mailing address is: 2128 Chelsea Park Bend Chelsea, AL 35043

(herein referred to as grantee), the following described real property situated in Shelby County, Alabama, the address of which is: 2128 Chelsea Park Bend, Chelsea, AL 35043 to-wit:

Lot 4-13, according to the Plat of Chelsea Park, 4th Sector, as recorded in Map Book 34, Page 147, in the Office of the Judge of Probate Shelby County, Alabama.

This property was not the homestead of the grantor or her spouse.

Subject to: All easements, restrictions and rights of way of record.

This deed is recorded simultaneously with a purchase money mortgage in the amount of \$190,312.00

Parcel ID # 09-7-36-1-004-013.000

Shelby County, AL 05/07/2018
State of Alabama
Deed Tax: \$197.50

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 persons.

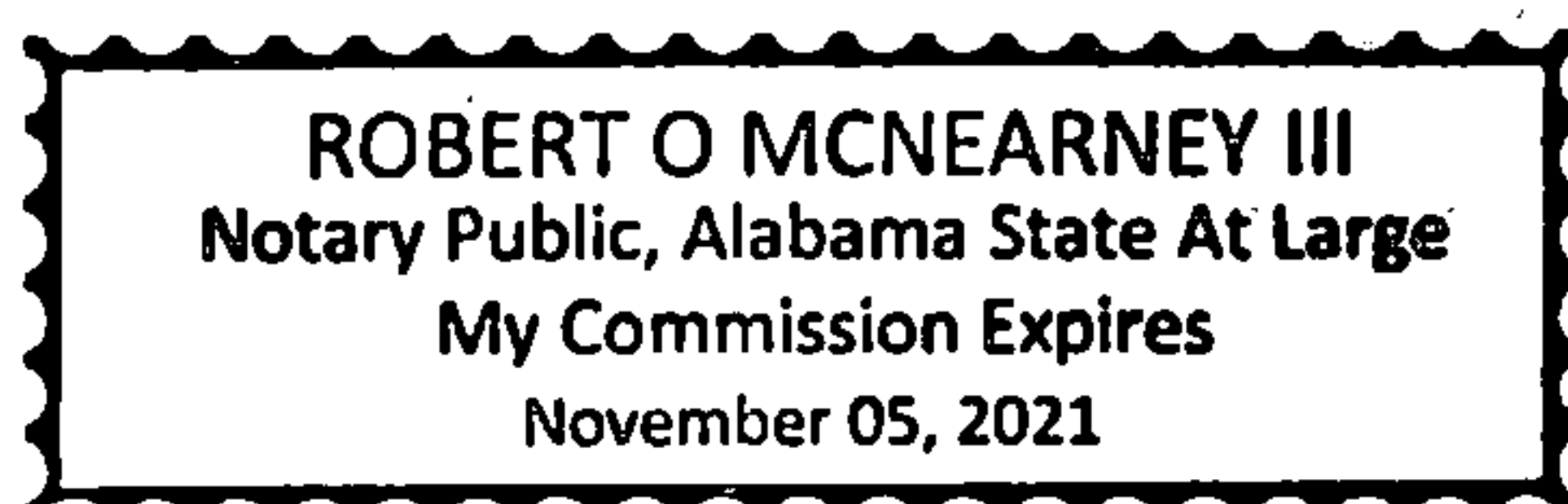
IN WITNESS WHEREOF we have hereunto set our hand(s) and seal(s) this 17th day of April 2018.

Renata De Oliveira
Renata De Oliveira

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Renata De Oliveira, whose name is/are signed to the foregoing conveyance and who are/is known to me, acknowledged before me on this day that being informed of the contents of the conveyance she/he/they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of April, 2018.



[Signature]
NOTARY PUBLIC

My commission expires: 11/5/21



Shelby Cnty Judge of Probate, AL
05/07/2018 09:25:36 AM FILED/CERT