

PROPERTY LOCATED:
95% - JEFFERSON / 05% - SHELBY COUNTY

Send tax notice to:
CHACE A. NELSON
2317 RIVER BROOK PLACE
HOOVER, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Jefferson COUNTY

2018217

20180606000200090
06/06/2018 03:49:15 PM
DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Hundred Five Thousand and 00/100 Dollars (\$805,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, DANIEL LAMAR PITTS and REBECCA S. PITTS, HUSBAND AND WIFE **whose mailing address** is: 900 GEISKY CREEK ROAD, HAYESVILLE, NC 28905(hereinafter referred to as "Grantors") by CHACE A. NELSON AND ASHLEY B NELSON **whose property address** is: 2317 RIVER BROOK PLACE, HOOVER, AL, 35242 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Jefferson County, Alabama, to-wit:

Lot 8, according to the Survey of River Brook, as recorded in Map Book 190, Page 96, in the Probate Office of Jefferson County, Alabama and in Map Book 23, Page 94, in the Probate Office of Shelby County, Alabama.


SUBJECT TO:

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 46, Page 306; Deed Book 5, Page 702; Volume 199, Page 472; Real 1995, Page 687; Real 1203, Page 281 and Volume 276, Page 846
3. Easements and building lines as shown on recorded map.
4. Subject to covenants, conditions and as set forth in the document recorded in Instrument No. 9407/4929; Instrument No. 9808/6710 and Instrument No. 200006/5835, and any amendments thereto, in the Probate Office of Jefferson County, Alabama.
5. Easement agreement by and between 2154 Trading Corp. and Southern Life & Health Insurance Company as set out in Real Book 3318, Page 27 and Instrument No. 200006/5834.
6. Restrictions, limitations and conditions as set out in Map Book 190, Page 96 and Map Book 23, Page 94.
7. Right of way granted to Alabama Power Company as set forth in Volume 2341, Page 230.
8. Tree preservation area as set out in Map Book 190, Page 96 and Map Book 23, Page 94.
9. 100 year flood line as shown on recorded plat in Map Book 190, Page 96 and Map Book 23, Page 94.
10. Riparian and other rights created by the fact that subject property lies adjacent to Cahaba River.

\$415,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 31st day of May, 2018.


DANIEL LAMAR PITTS
REBECCA S. PITTS
BY AND THROUGH DANIEL LAMAR PITTS
HER ATTORNEY IN FACT.
REBECCA S. PITTS
BY AND THROUGH DANIEL LAMAR PITTS
HER ATTORNEY IN FACT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DANIEL LAMAR 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 the same bears date.

Given under my hand and official seal this the 31st day of May, 2018.

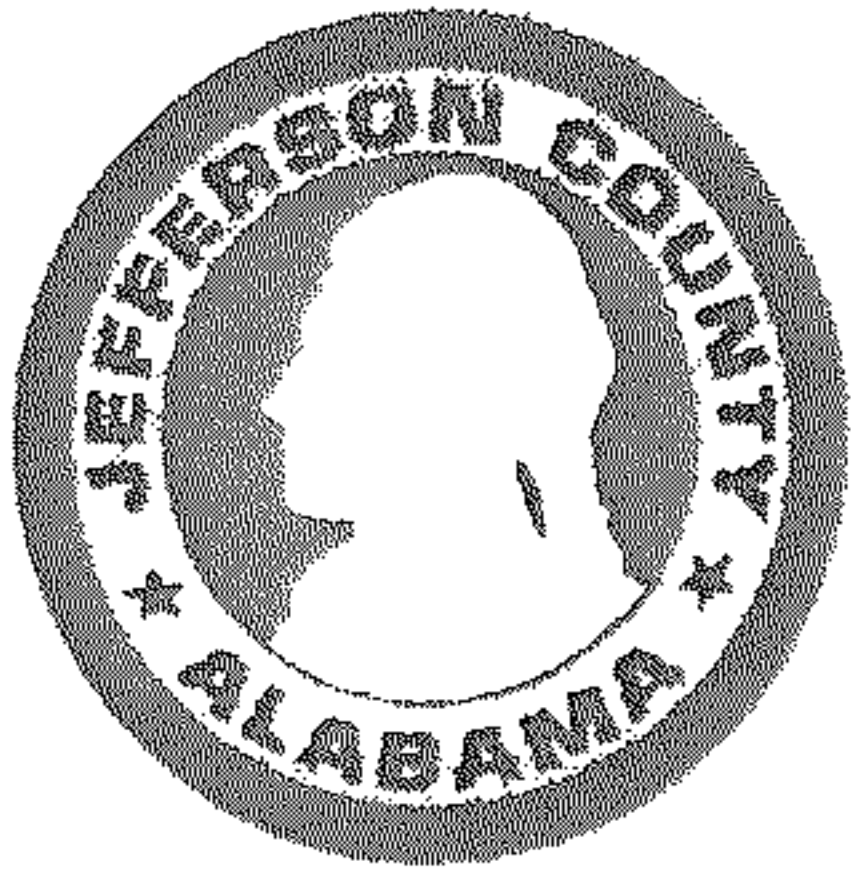

Notary Public
Print Name: Charles D. Stewart
Commission Expires: April 30, 2020

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DANIEL LAMAR PITTS, whose name as Agent and Attorney in Fact for REBECCA S PITTS, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily in his capacity as Attorney in Fact for REBECCA S PITTS on the day the same bears date.

Given under my hand and official seal this the 31st day of May, 2018.


Notary Public
Print Name: Charles D. Stewart
Commission Expires: April 30, 2020



S. JACQUELYN RHODES
CHIEF CLERK
BIRMINGHAM DIVISION
325-5420

20180606000200090 06/06/2018 03:49:15 PM DEEDS 3/3

PROBATE COURT OF JEFFERSON COUNTY

716 RICHARD ARRINGTON, JR. BLVD. N., BIRMINGHAM, ALABAMA 35203

ALAN L. KING, JUDGE
325-5203

SHERRI C. FRIDAY, JUDGE
325-5426

ELIZABETH NORTH
DEPUTY PROBATE JUDGE
BESSEMER DIVISION
481-4100

June 5th, 2018

To Whom It May Concern:

I, Alan King, Judge of Probate of Jefferson County, Alabama, do hereby certify that the deed from **DANIEL LAMAR PITTS TO CHACE A NELSON** was recorded in said county on the 5th day of June, 2018 in Land Records **INSTRUMENT NUMBER 2018057855**. The total amount of tax collected was **\$8.00**. We also recorded a mortgage from **CHACE A NELSON TO MERS** in Land Records **INSTRUMENT NUMBER 2018057856**. The total amount of tax collected was **\$622.50**

Distributions to the following counties will be completed as follows:

Jefferson County – 95%
Shelby County - 5%

Alan King, Probate Judge
Jefferson County, Alabama



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/06/2018 03:49:15 PM
\$22.00 CHERRY
20180606000200090