

This instrument was prepared by:
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3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
(205)443-9027

20180917000333420
Send Tax Notice To: 09/17/2018 03:52:16 PM
Janis A. Kashuba DEEDS 1/2
3017 Bowron Road
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS

That, in consideration of \$195,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Daryl L. Pitts, a single person (the "Grantor", whether one or more), whose mailing address is 50 New Shelby Peninsula Drive, Shelby, AL 35143, do hereby grant, bargain, sell, and convey unto Janis A. Kashuba (the "Grantee", whether one or more), whose mailing address is 3017 Bowron Road, Helena, AL 35080, the following-described real estate situated in Shelby County, Alabama, the address of which is 3017 Bowron Road, Helena, AL 35080; to-wit:

SEE ATTACHED EXHIBIT "A"

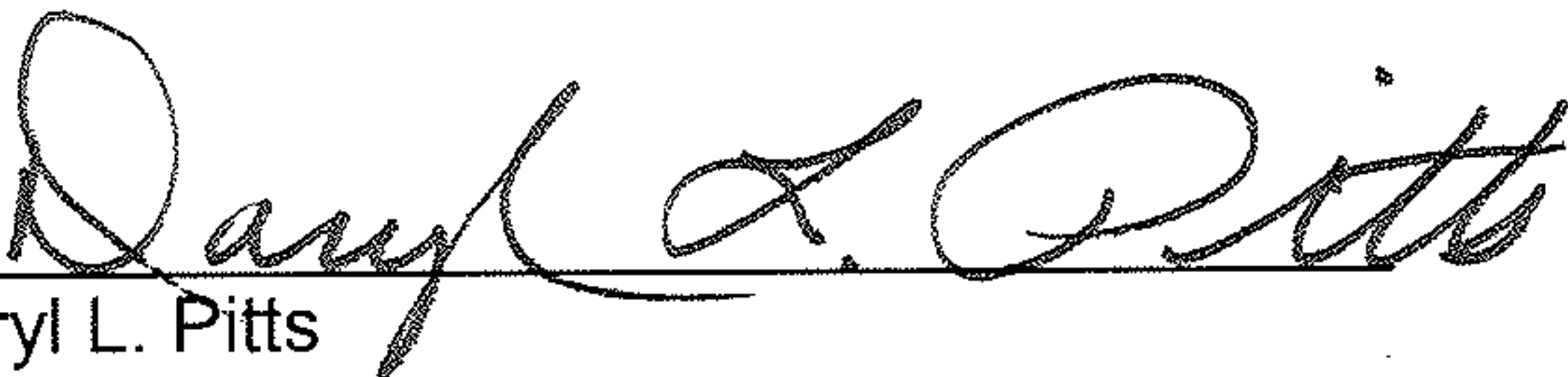
- Subject to:
- (1) ad valorem taxes for the current year and subsequent years;
 - (2) restrictions, reservations, conditions, and easements of record, if any; and
 - (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantee, its heirs, and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$156,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

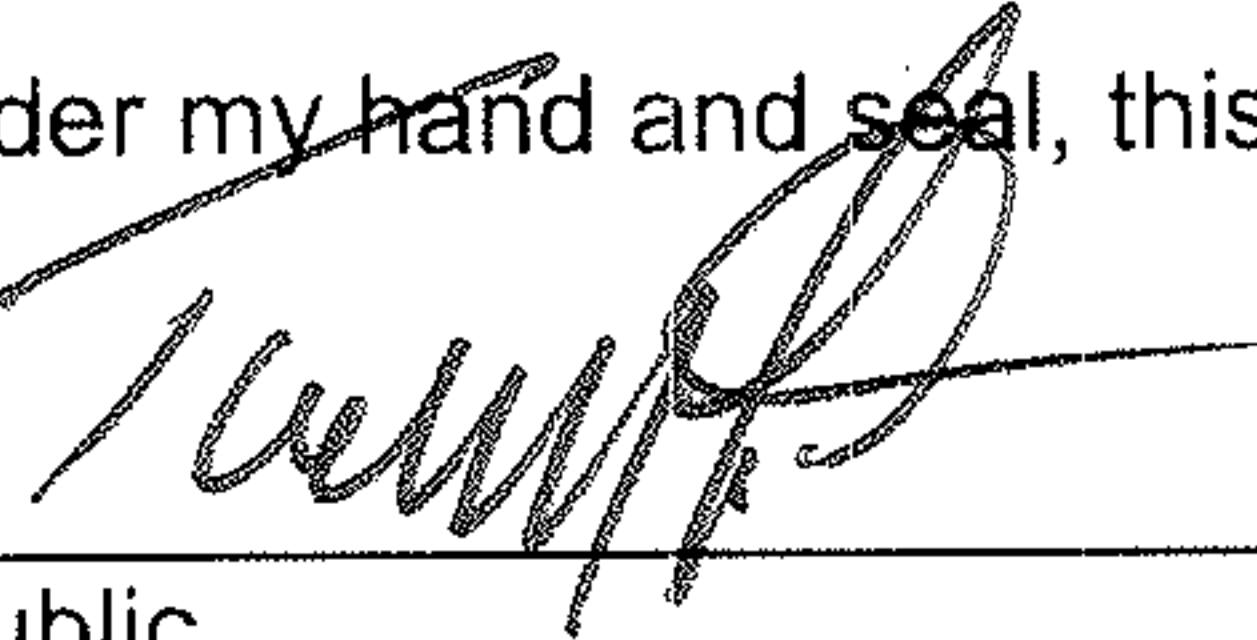
IN WITNESS WHEREOF, Daryl L. Pitts, a single person, has/have hereunto set his/her/their hand(s) and seal(s) this 14th day of September, 2018.


Daryl L. Pitts

State of Alabama
County of Shelby

I, The Undersigned, a notary for said County and in said State, hereby certify that Daryl L. Pitts, a single person, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 14th of September, 2018.


Notary Public

Commission Expires: 10/31/2020

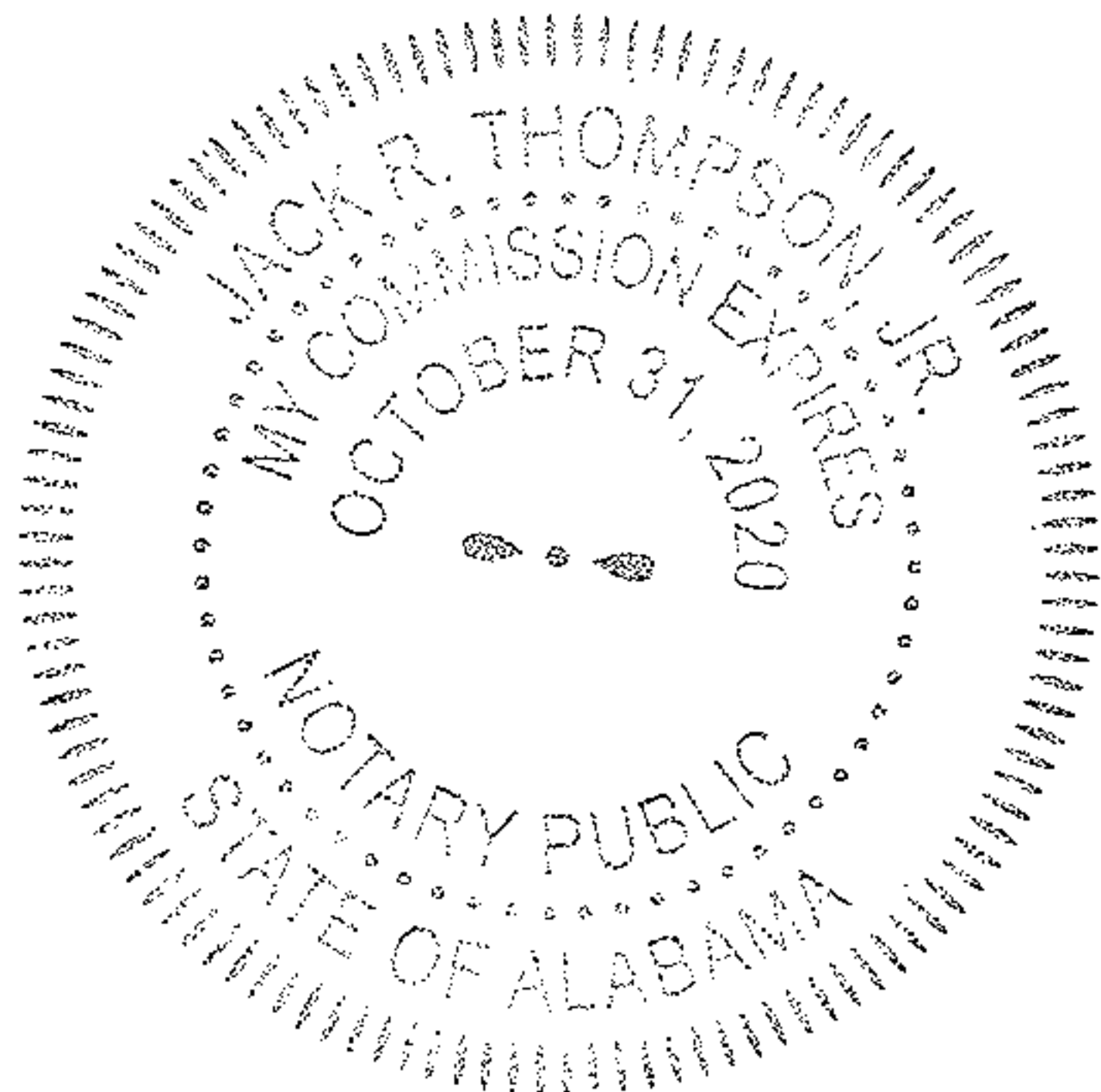
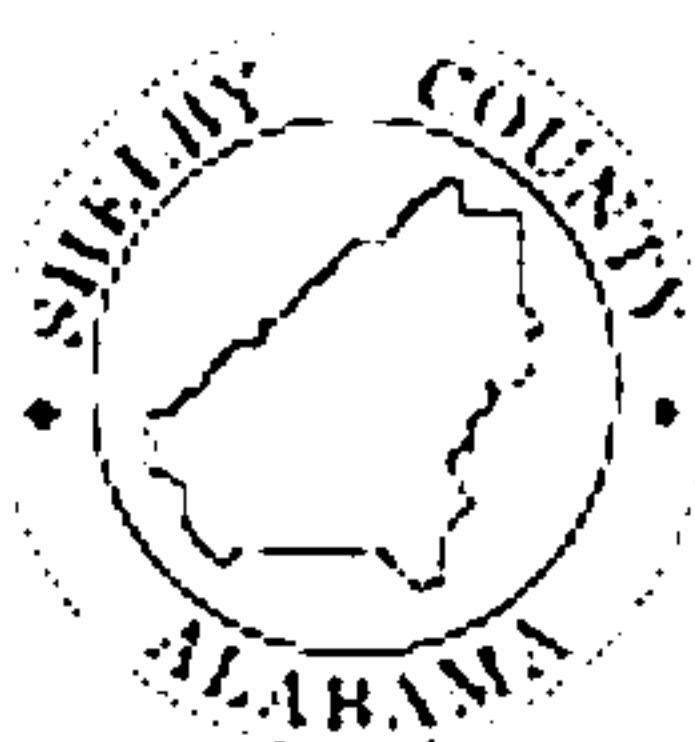


EXHIBIT "A"
Legal Description

Lot 68, Fallston, Sector 3 - Phase I, as recorded in Map Book 20, page 140, in the Probate Office of Shelby County, Alabama.

Daryl L. Pitts is the surviving grantee of that certain Deed recorded in Instrument # 1997-04275, the other grantee Jimmy R. Pitts having died on or about May 9, 2018.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/17/2018 03:52:16 PM
\$57.00 JESSICA
20180917000333420

J18-5711

Allen S. Bayl