

Reli Settlement Solutions, LLC
3595 Grandview Parkway Ste. 275
Birmingham, AL 35243

20190204000037140
02/04/2019 04:08:08 PM
DEEDS 1/2

Send tax notice to:
James Butler Pitchford Jr. & Melony Thomas Pitchford
201 Wild Timber Pkwy
Pelham, AL 35124
BHM1801147

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Sixty Nine Thousand Five Hundred and 00/100 Dollars (\$369,500.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Christopher C. Lamey and Jennifer H. Lamey**, husband and wife, whose mailing address is:

3112 Bradford Place Birmingham AL 35242 (hereinafter referred to as "Grantors"), by **James Butler Pitchford Jr. and Melony Thomas Pitchford** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 45, according to the Final Plat of Wild Timber, Phase 3, as recorded in Map Book 34, Page 118, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

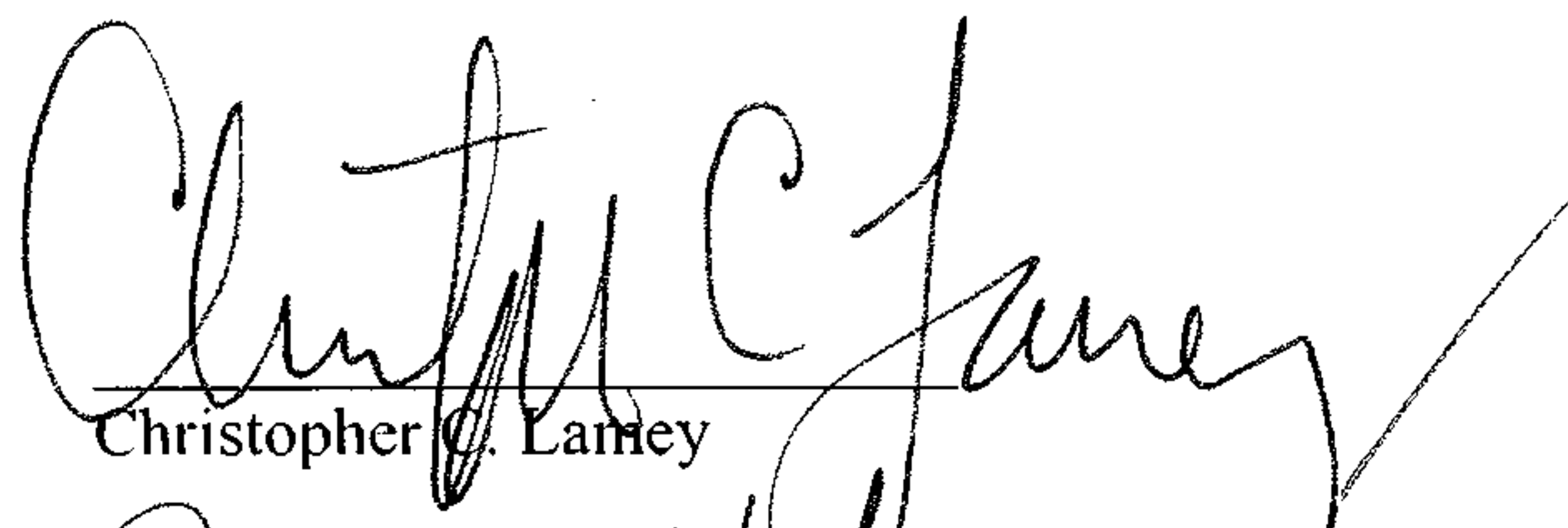
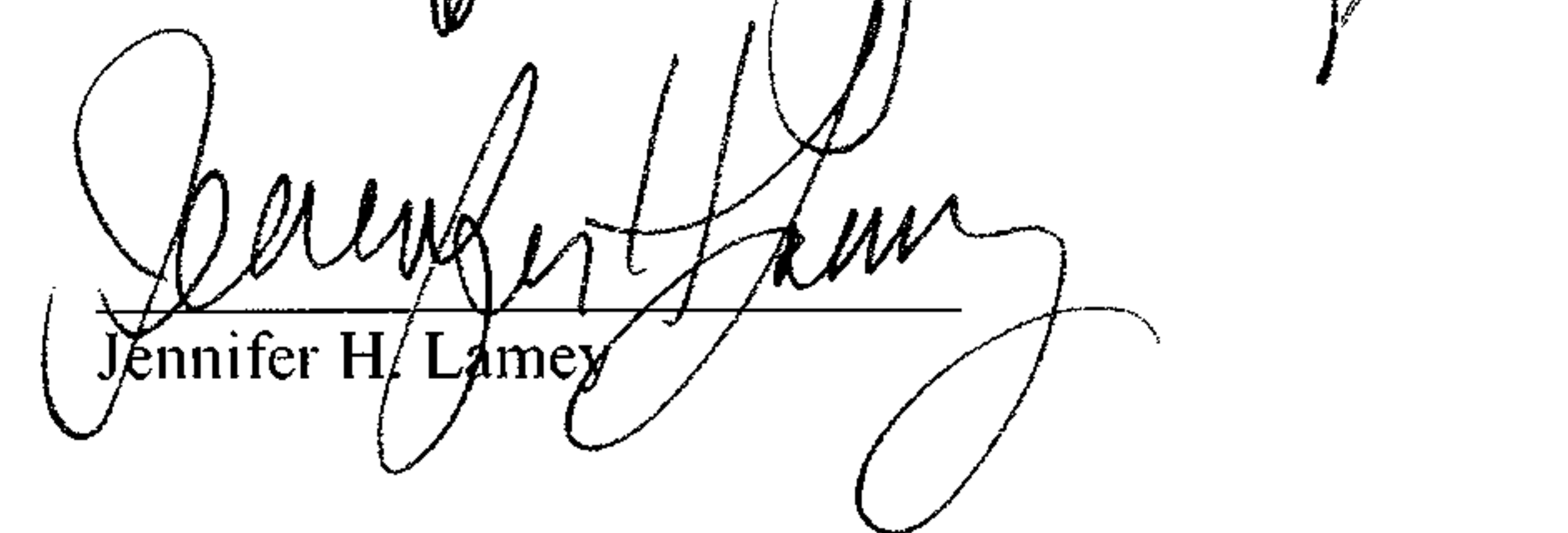
MINING AND MINERAL RIGHTS EXCEPTED.

\$374,154.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

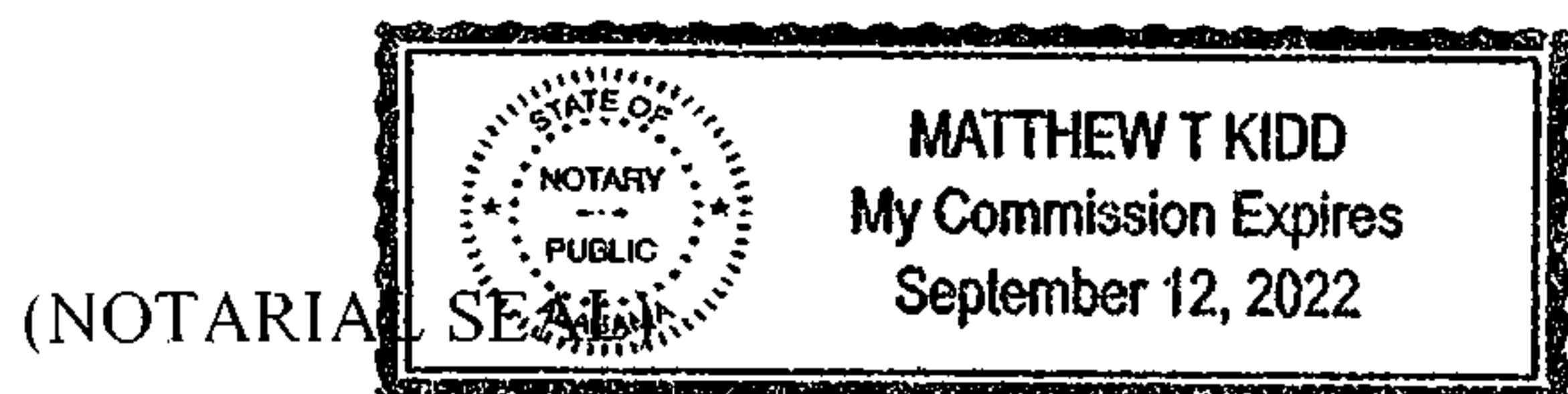
IN WITNESS WHEREOF, Grantors Christopher C. Lamey and Jennifer H. Lamey have hereunto set their signatures and seals on February 1, 2019.

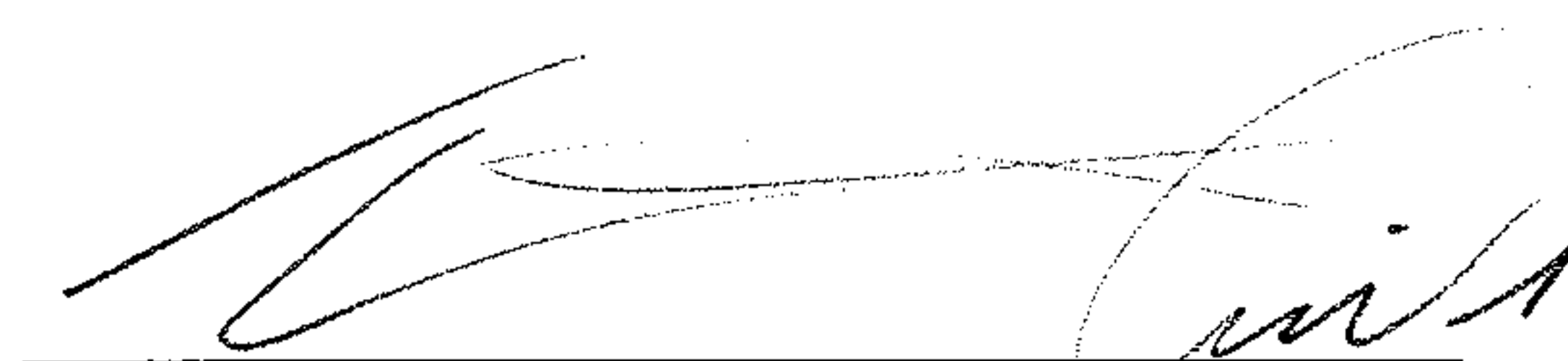

Christopher C. Lamey

Jennifer H. Lamey

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christopher C. Lamey and Jennifer H. Lamey, 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 1 day of Feb 2019.




Notary Public
Print Name: MATTHEW T KIDD
Commission Expires: 9.12.22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/04/2019 04:08:08 PM
\$19.00 CHERRY
20190204000037140

