

SEND TAX NOTICE TO:  
Kathy M. McLaughlin &  
Joseph T. McLaughlin  
418 Lake Chelsea Way  
Chelsea, AL 35043

**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 Two Hundred Ninety Five Thousand and 00/100 Dollars (\$295,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Philip J. Pitts and Cassie B. Pitts**, a married couple, and **Steven Alan Pitts**, a married man, whose address is 178 Blue Creek Cir, Dadeville, AL 36853 (hereinafter referred to as "Grantors", whether one or more), by **Kathy M. McLaughlin and Joseph T. McLaughlin**, whose address is 4104 Redwing Dr., Birmingham, AL 35243 (hereinafter referred to as "Grantees", whether one or more), 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 9-24, according to the Map and Survey of Chelsea Park - 9th Sector, as recorded in Map Book 37, Page 47, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 9th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20051229000659740 and Instrument No. 20060920000468120, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

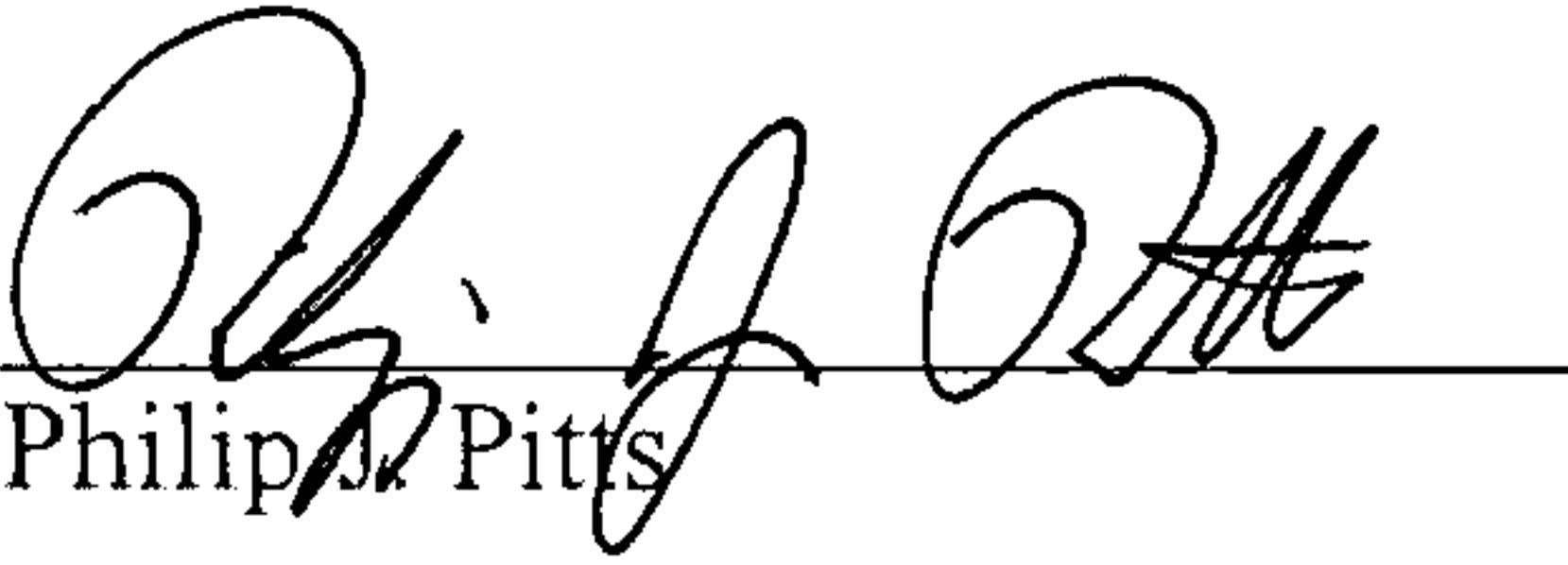
**SUBJECT TO:** ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER. EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD, AND OTHER MATTERS WHICH MAY BE VIEWED BY OBSERVATION. MINING AND MINERAL RIGHTS EXCEPTED.

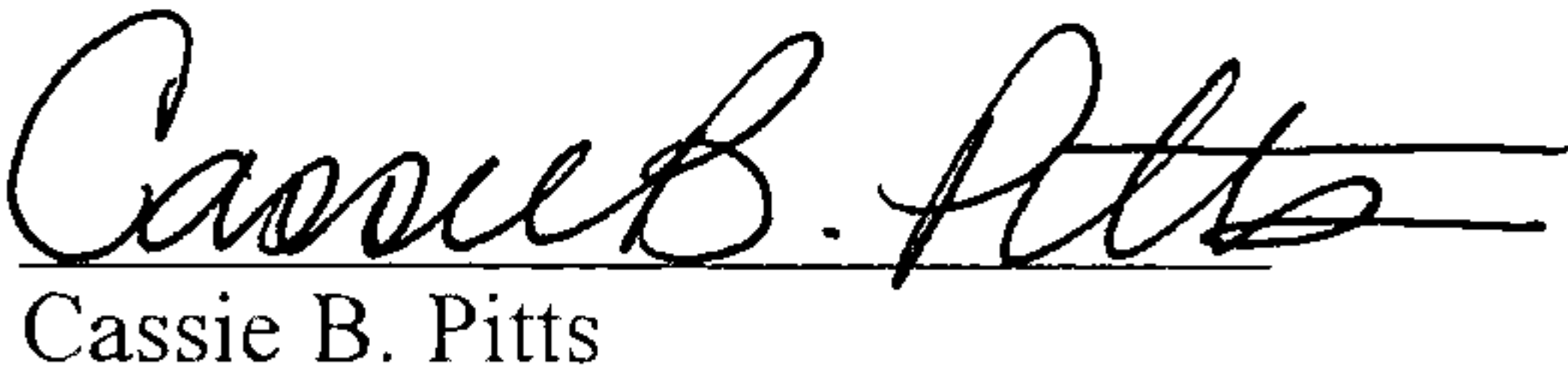
The property herein conveyed does not constitute the homestead of Steven Alan Pitts, nor that of his spouse.


\$236,000.00 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, and their heirs, executors, administrators and assigns forever. The Grantors do for themselves, their heirs and assigns, covenant with Grantees, and their heirs, executors, administrators and assigns, that Grantors is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that Grantors has good right to sell and convey the same as aforesaid; that Grantors will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, and their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set their signatures and seals on this 16<sup>th</sup> day of August, 2019.

  
Philip J. Pitts

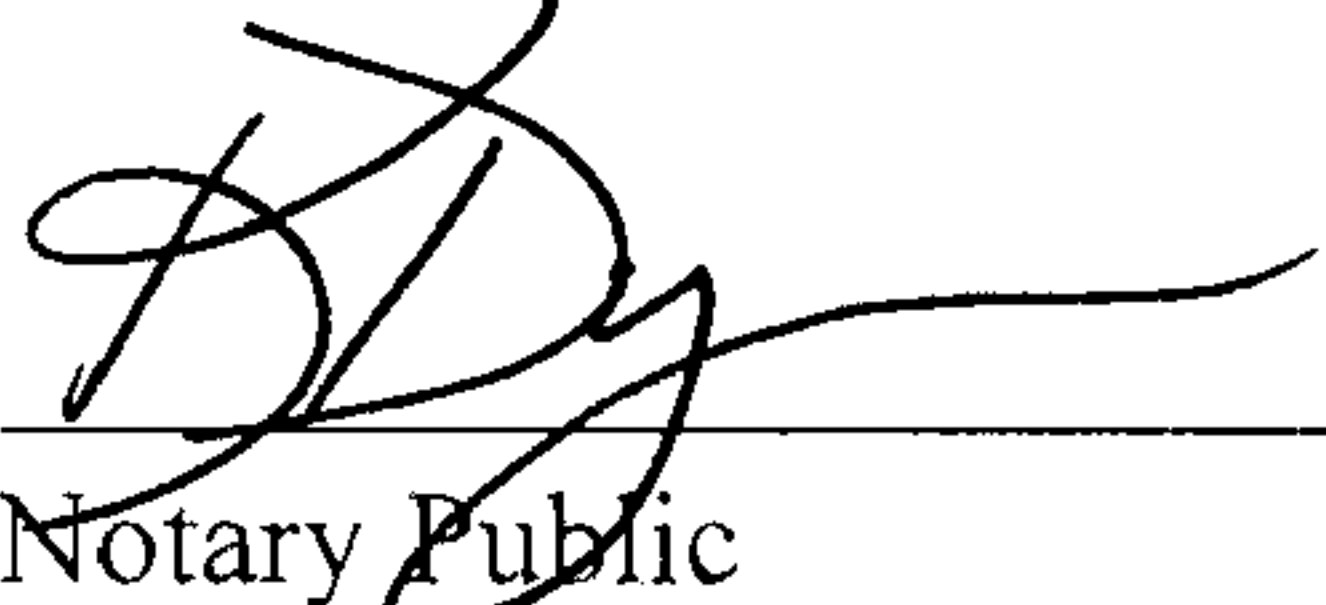
  
Cassie B. Pitts

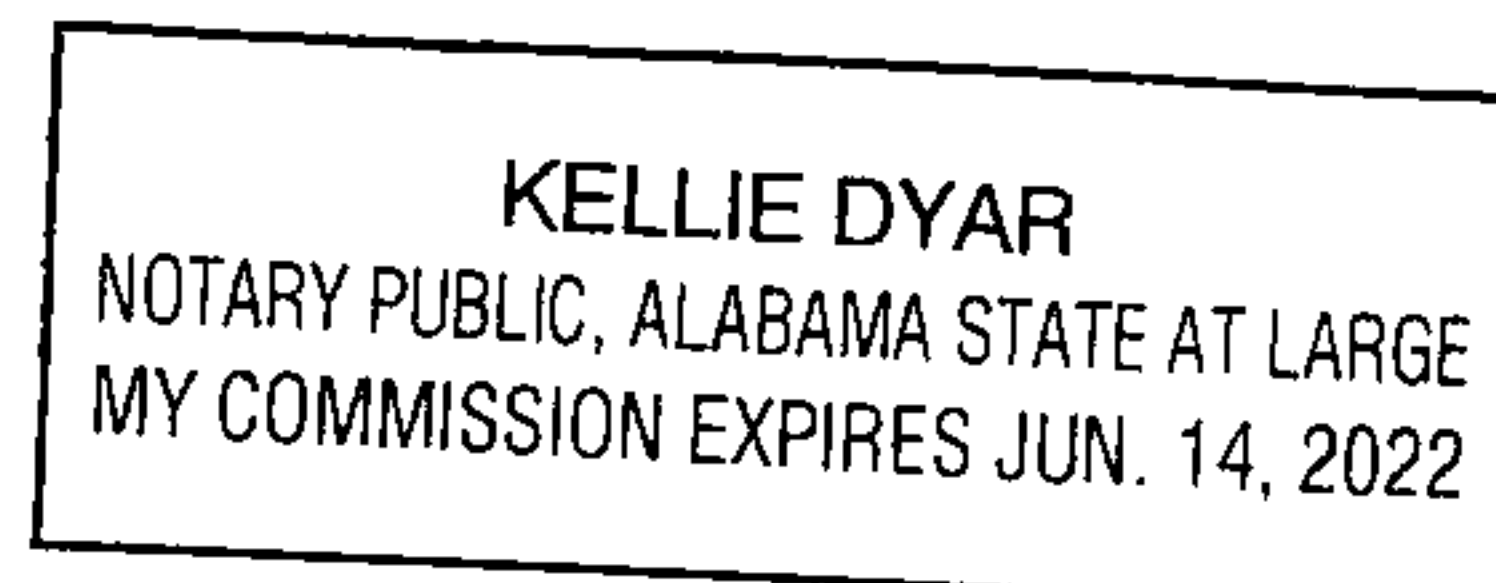
Steven Alan Pitts  
by , as Attorney-in-Fact  
Steven Alan Pitts  
by Philip J. Pitts, as Attorney-in-Fact

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Philip J. Pitts and Cassie B. Pitts**, a married couple, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of August, 2019.

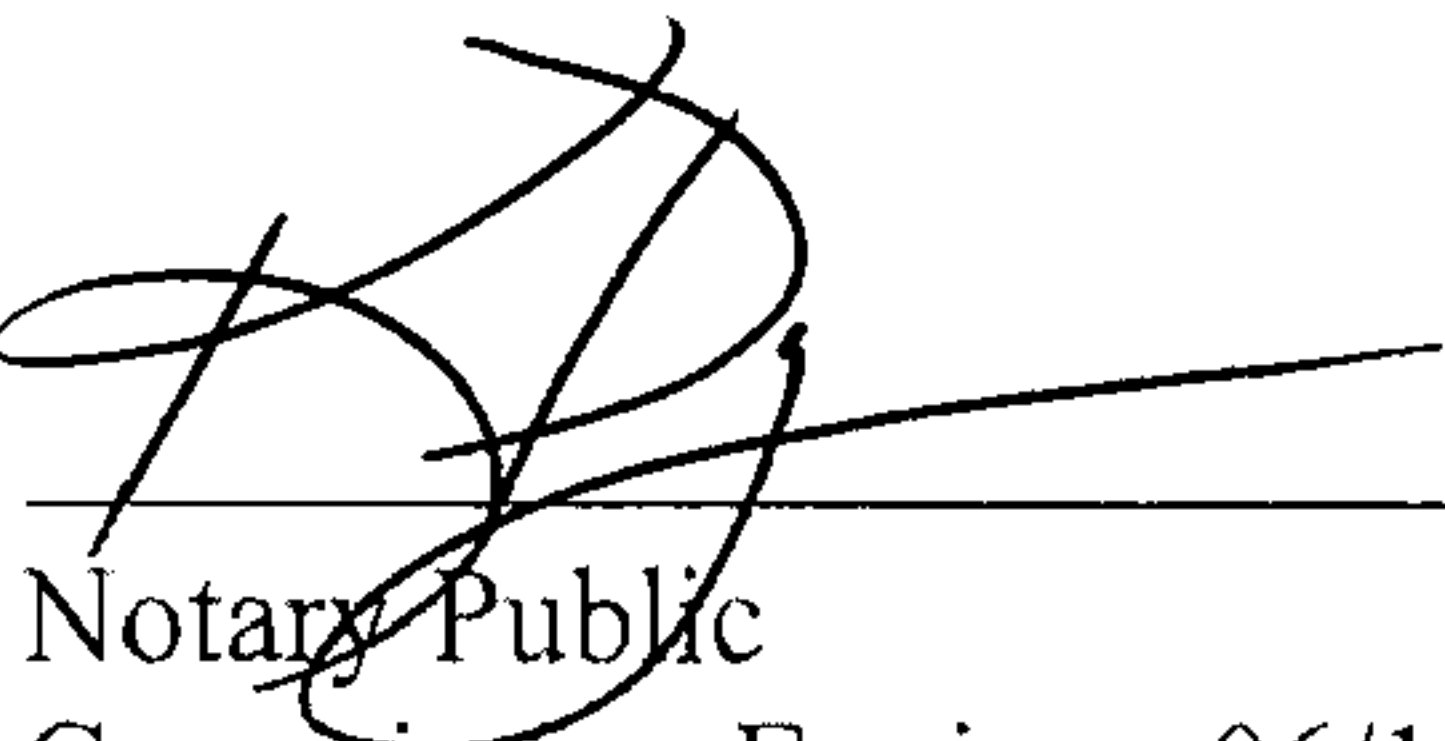
  
Notary Public  
Commission Expires: 06/14/2022

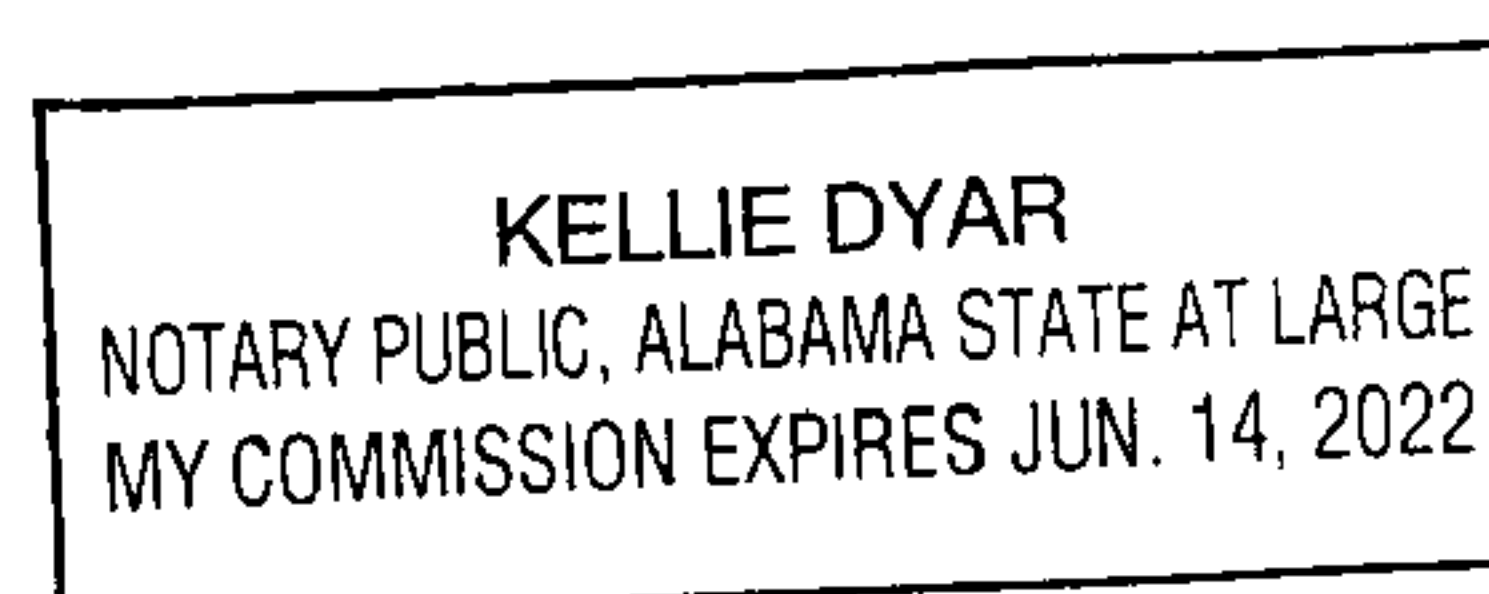


STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Philip J. Pitts**, as Attorney-in-Fact for **Steven Alan Pitts**, a married man, whose name 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, in his capacity as such Attorney-in-Fact and with full authority executed the same voluntarily on the day and same bears date.

Given under my hand and official seal this 16th day of August, 2019.

  
Notary Public  
Commission Expires: 06/14/2022



CHL1900063



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/19/2019 03:29:05 PM  
\$77.00 CHARITY  
20190819000303910

