

Prepared by:
Robert McNearney III
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Kendrick Pitts Jr.
1001 Pearl Pl.
Calera, AL 35040

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

20191105000408870
11/05/2019 10:01:04 AM
DEEDS 1/1

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy Eight Thousand Dollars and No Cents (\$178,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, Mark D Aldred and Lisa M Aldred, husband and wife (herein referred to as Grantor, whether one or more), whose mailing address is:

132 Mallard Point Dr ; Pelham, AL 35124

grant, bargain, sell and convey unto Kendrick Pitts Jr. (herein referred to as Grantee, whether one or more), whose mailing address is:

1001 Pearl Pl ; Calera, AL 35040

the following described real estate situated in Shelby County, Alabama, to wit:

Lot 145, according to the Survey of Emerald Ridge, Sector 1, as recorded in Map Book 35, Page 143 in the Probate Office of Shelby County, Alabama.

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

\$174,775.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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, I/we have hereunto set my/our hand(s) and seal(s), this the 31st day of October, 2019.

Mark D Aldred
Mark D Aldred

Lisa M Aldred
Lisa M Aldred

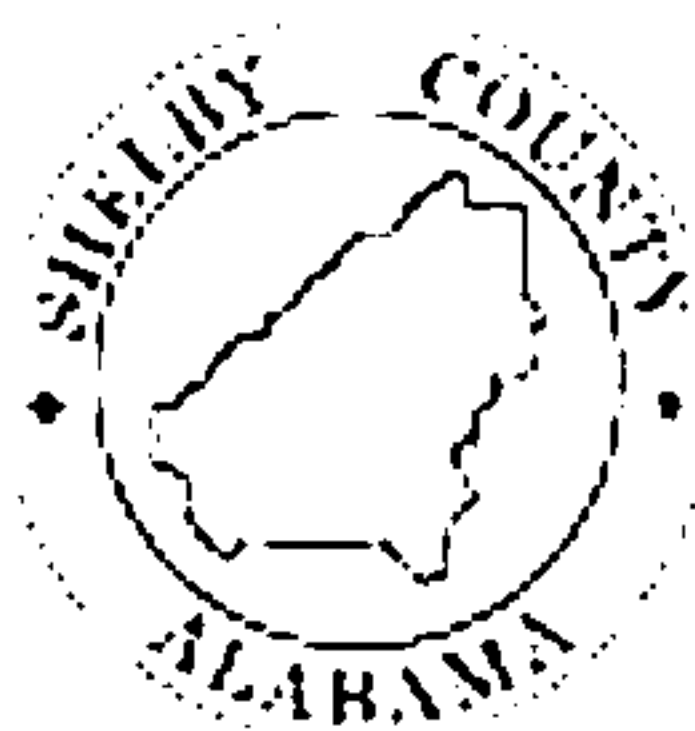
State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Mark D Aldred and Lisa M Aldred is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, 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 October, 2019.

Lori Farley
Notary Public, State of Alabama
Printed Name of Notary
My Commission Expires: 12/29/2021

LORI FARLEY
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
December 29, 2021



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/05/2019 10:01:04 AM
\$25.50 CHERRY
20191105000408870

Allen S. Bayl