

This instrument was prepared by:
Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243
File # 2019-12-5955
Documentary Evidence: Tax Value

Send tax notice to:
Cassie L. Pitts and Philip J. Pitts
106 Ashbrook Trail
Columbiana, AL 35051
(Grantees' Mailing Address and
Property Address)

WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One hundred thousand and 00/100 Dollars (\$100,000.00), which is the total price, in hand paid to the undersigned Grantor(s) by the Grantee(s) herein, the receipt and sufficiency of which are hereby acknowledged, we, **Cassie B. Pitts a/k/a Cassie L. Pitts and husband, Philip J. Pitts**, (hereinafter referred to as "Grantors") do by these presents grant, bargain, sell, and convey unto, **Cassie L. Pitts and husband, Philip J. Pitts**, (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

SEE EXHIBIT "A"


\$100,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.


SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens, and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD Unto Grantees as joint tenants with right of survivorship, their heirs, successors, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs, successors, and assigns of the Grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal, this **24th day of January, 2020**.


20200205000047530 1/2 \$27.00
Shelby Cnty Judge of Probate, AL
02/05/2020 09:02:39 AM FILED/CERT


Cassie L. Pitts (Seal)

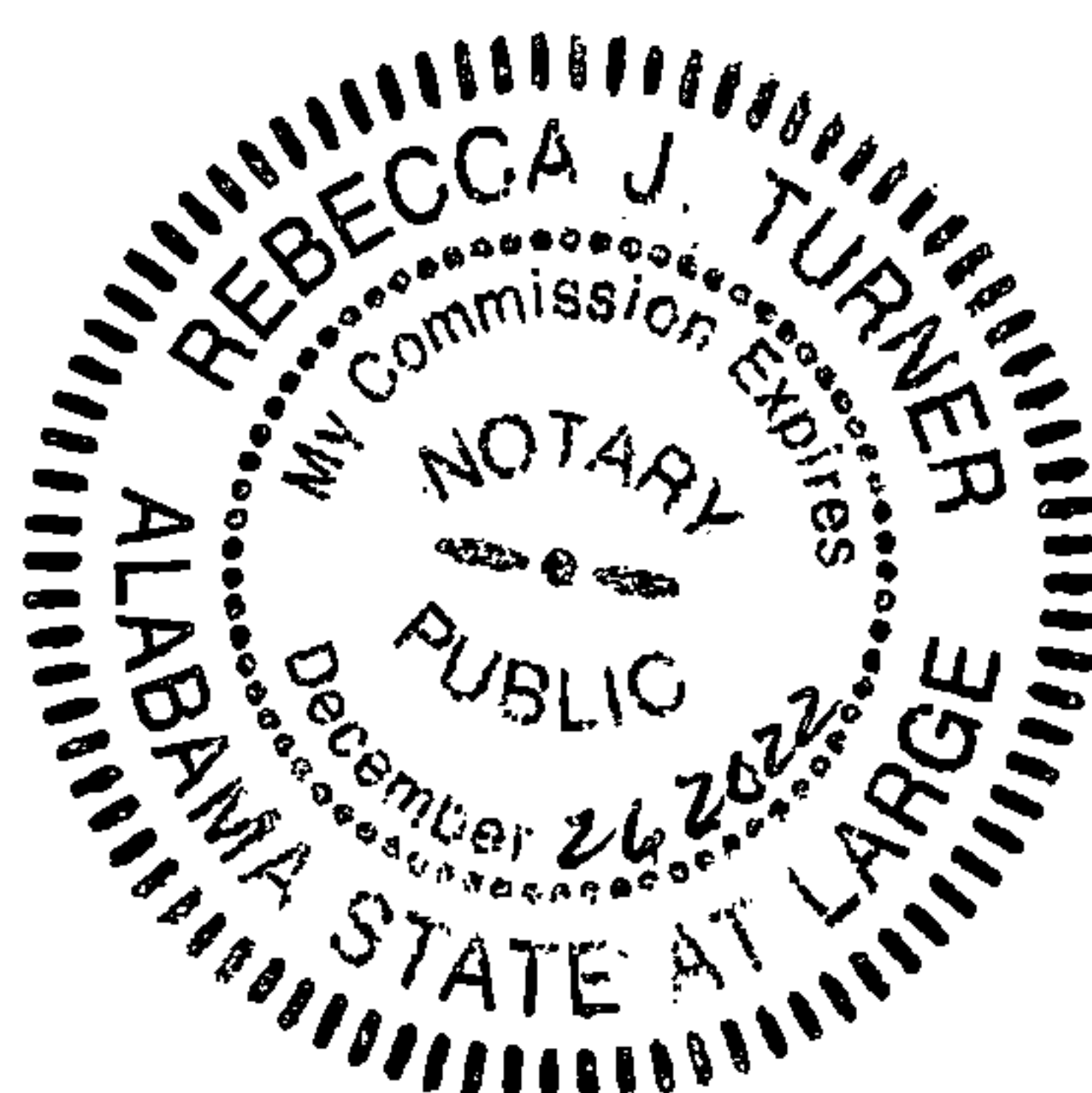

Philip J. Pitts (Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

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

Given under my hand and official seal this **24th day of January, 2020**.

Grantor's mailing address:
106 Ashbrook Trail
Columbiana, AL 35051



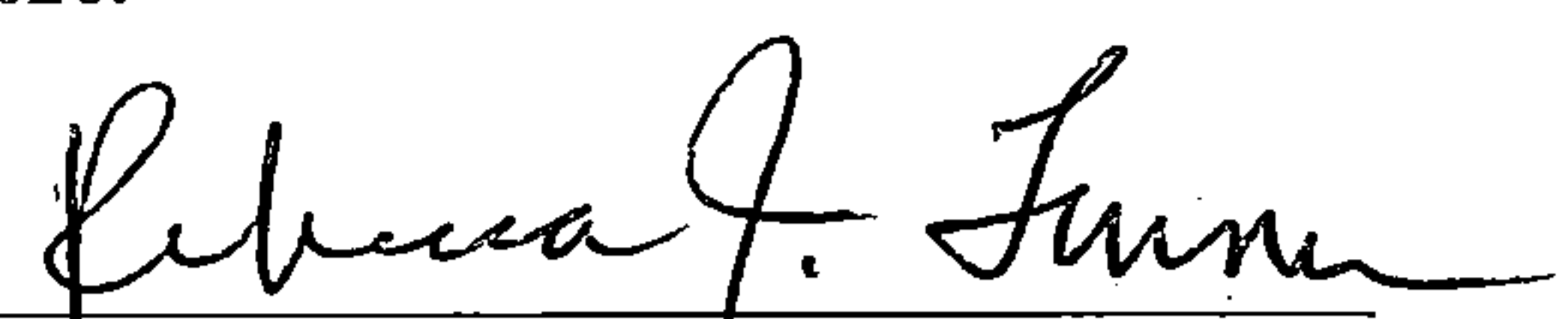

Notary Public Rebecca J. Turner
My Commission Expires: 12/26/2022

Exhibit A

Lot 1, according to the Turner Family Subdivision as recorded in Map Book 45, page 92, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Also, a 50 foot easement for ingress and egress and utilities over and along the South 50 feet of the SE 1/4 of SE 1/4 of Section 3, Township 20 South, Range 1 West, Shelby County, Alabama.

Together with a 35 foot easement for ingress and egress and utilities over and along the following described parcel: Begin at the Northwest corner of Section 11, Township 20 South, Range 1 West and run East approximately 120 feet to the right of way of Shelby County Highway No. 47; thence South 35 feet; thence West 120 feet, more or less to the East line of Section 10, Township 20 South, Range 1 West; thence continue West 40 feet into Section 10; thence North 35 feet; thence East 40 feet to the point of beginning; being situated in the NW 1/4 of NW 1/4 of Section 11, Township 20 South, Range 1 West and in NE 1/4 of NE 1/4 of Section 10, Township 20 South, Range 1 West.



20200205000047530 2/2 \$27.00
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