

Send tax notice to:

Erik T. Elordi

114 Southlake Ln.

Hoover, AL 35244

BLD2000041

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 Forty Two Thousand Five Hundred and 00/100 Dollars (\$242,500.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Richard Joel Kittinger, a married man, individually and as Executor of the Estate of Helen H. Kittinger, deceased, Probate Case No. PR-2011-000486**, whose mailing address is 1612 Colesbury Circle, Hoover, AL 35226 and **Keith Randolph Kittinger, Jr., a married man, individually**, whose mailing address is 40 River Oaks Circle, Cropwell, AL 35054 and **Ronald Dean Kittinger, an unmarried man, individually**, whose mailing address is 3206 Mountain Ridge Circle, Birmingham, AL 35242 (hereinafter referred to as "Grantors"), by **Erik T. Elordi** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 35, Block 3, according to the Amended Map of Southlake Crest, 2nd Sector, as recorded in Map Book 19, Page 14, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

\$230,375.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

This property does not constitute the homestead of the grantor nor their spouse as defined in §6-10-3, Code of Alabama (1975).

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

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

IN WITNESS WHEREOF, Grantor(s), Richard Joel Kittinger, individually and as Executor of the Estate of Helen H. Kittinger, deceased, Probate Case No. PR-2011-000486 and Keith Randolph Kittinger, Jr., individually and Ronald Dean Kittinger, individually have hereunto set their signature(s) and seal(s) on February 28, 2020.

Richard Joel Kittinger
Richard Joel Kittinger, individually and as
Executor of the Estate of Helen H. Kittinger,
deceased, Probate Case No. PR-2011-000486

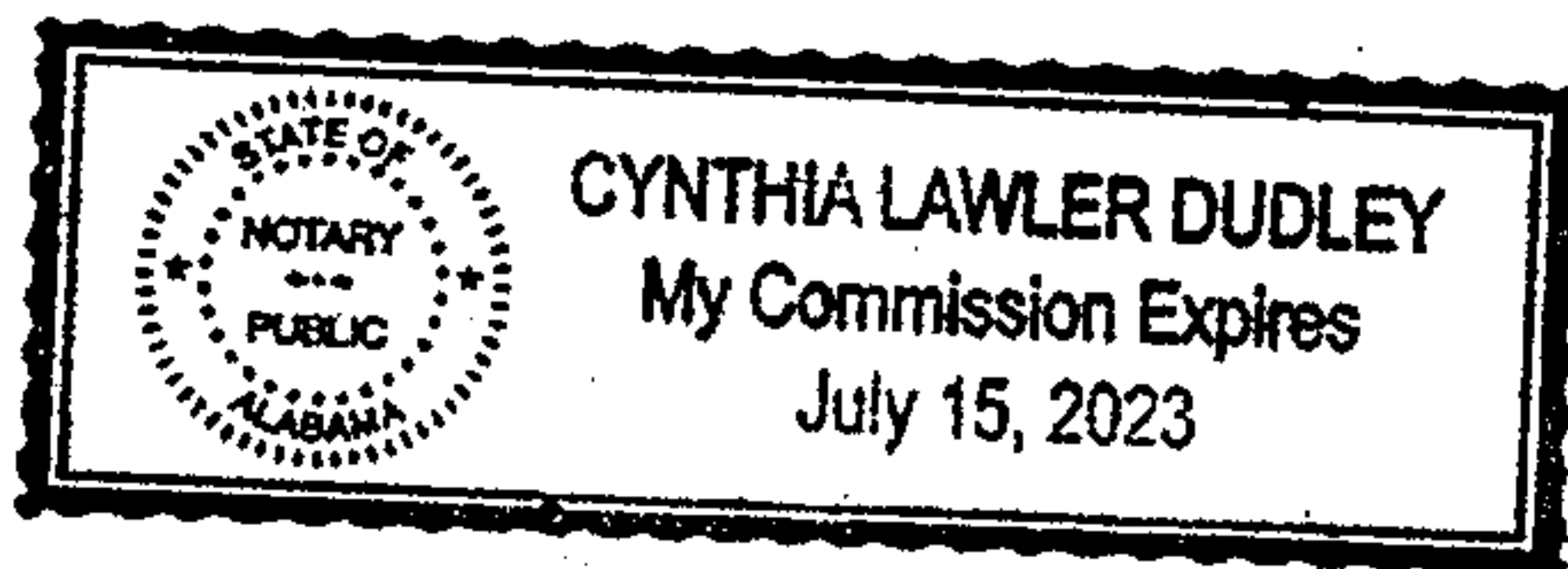
Keith Randolph Kittinger Jr.
Keith Randolph Kittinger, Jr., individually

Ronald Dean Kittinger
Ronald Dean Kittinger, individually

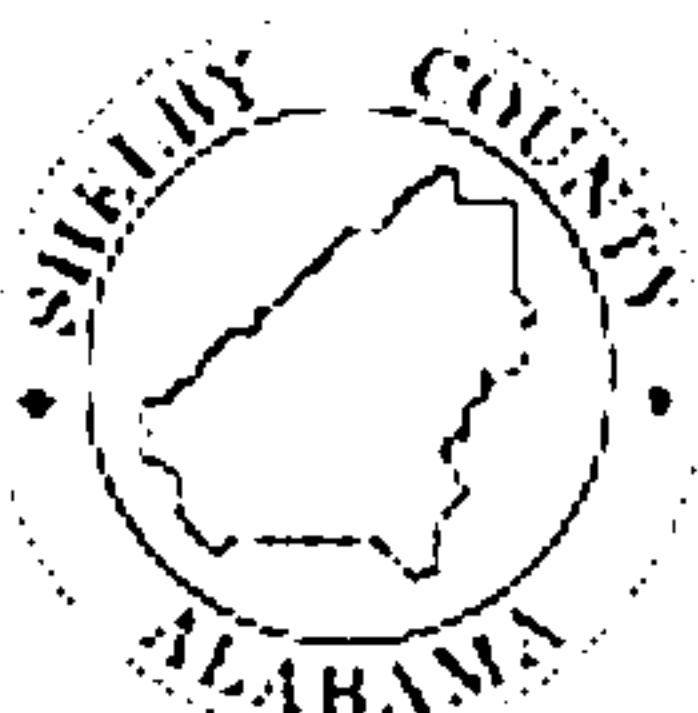
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard Joel Kittinger, individually and as Executor of the Estate of Helen H. Kittinger, deceased, Probate Case No. PR-2011-000486 and Keith Randolph Kittinger, Jr., individually and Ronald Dean Kittinger, individually, 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, individually and in their capacity and with full authority as Executor, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of February, 2020.



Cynthia Lawler Dudley
Notary Public
Print Name: Cynthia Lawler Dudley
Commission Expires: 7/15/23



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/02/2020 10:47:07 AM
\$40.50 MISTI
20200302000081300

Allie S. Boyd