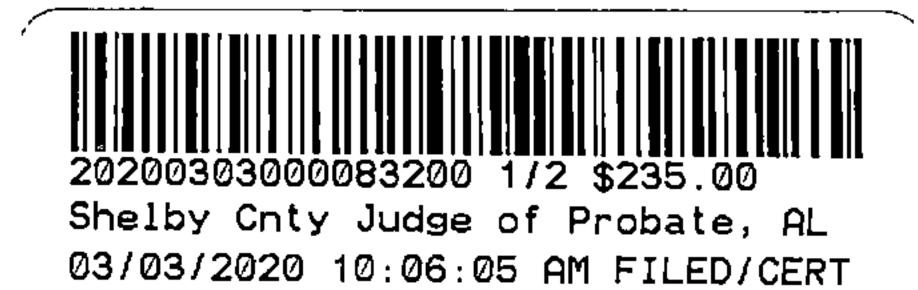
WARRANTY DEED



STATE OF ALABAMA **Shelby COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Two Hundred Ten Thousand and 00/100 (\$210,000.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we LESLIE NOOJIN PITTS and ADAM PITTS, WIFE AND HUSBAND herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto MARGARET HARRISON, referred to as Grantee(s), his/her/their heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 2860, ACCORDING TO THE SURVEY OF WEATHERLY HIGHLANDS THE COVE SECTOR 28, PHASE 1, AS RECORDED IN MAP BOOK 27, PAGE 99, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her/their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), his/her/their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his/her/their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 21st day of February, 2020.

ESLIE NOOMN RUTTS

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that LESLIE NOOJIN PITTS and ADAM PITTS whose name(s) 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 seal this 21st day of February, 2020.

My Commission Exp:

THIS INSTRUMENT PREPARED BY:

2105 DEVEREUX CIRCLE, SUITE 101

THE SNODDY LAW FIRM, LLC

BIRMINGHAM, ALABAMA 35243

DAVID S. SNODDY ATTORNEY AT LAW

SEND TAX NOTICE TO:

MARGARET HARRISON 308 COVE CIRCLE PELHAM, AL 35124

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	LESLIE NOOJIN PITTS		Grantee's Name	MARGARET HARRISC	JN
Mailing Address:	Pelham, A1 35124	•	Mailing Address:	308 COVE CIRCLE	
	pellan, 41 30129			PELHAM, AL 35124	
Property Address	308 COVE CIRCLE Date of Sale February 21, 2020				
	PELHAM, AL 35124 Total Purchaser Price \$210,000.00				
			or		
			Actual Value	\$	
			or		
			Assessor's Market	Value \$	
The purchase price	e or actual value claimed on this for	rm can be verif	fied in the following	documentary evidence	e: (check one)
(Recorda	ation of documentary evidence is no	ot required)			
	Bill of Sale	-	Appraisal		
	Sales Contract		Other		
x_	Closing Statement		•		
If the conveyance	document presented for recordation	on contains all	of the required info	rmation referenced al	ove, the filing of
this form is not red	quired.		•		
	I	Instructio	ns		
Grantor's name an	nd mailing address – provide the na	me of the pers	on or persons conv	eying interest to prope	erty and their
current mailing ad	dress.				
	•				
Grantee's name ar	nd mailing address – provide the na	me of the pers	son or persons to w	hom interest to prope	rty is being
conveyed.	•				
Property address -	- the physical address of the proper	rty being conve	eyed, if available.	2020030300000	3200 2/2 \$235.00
	•			Sustain Cuth 1	udge of Probate
Date of Sale – the	date of which interest to the prope	erty was conve	yed.	03/03/2020 10	:06:05 AM FILED/C
•				•	
Total purchase price	ce – the total amount paid for the p	purchase of the	e property, both rea	l and personal being o	onveyed by the
instrument offered	d for record.				
	•		•		•
Actual value – if th	e property is not being sold, the tro	ue value of the	property, both rea	l and personal, being o	onveyed by the
instrument offered	d for record. This may be evidenced	d by an apprais	sal conducted by a l	icensed appraiser or the	ne assessor's
current market val	lue.			•	
If no proof is provi	ded and the value must be determi	ined, the curre	ent estimate of fair r	narket value, excludin	g current use
valuation, of the p	roperty as determined by the local	official charge	d with the responsi	bility of valuing proper	ty for property tax
purposes will be u	sed and the taxpayer will be penaliz	zed pursuant t	o <u>Code of Alabama</u>	<u>1975</u> Sec. 40-22-1 (h).	•
·	t of my knowledge and belief that t				
	ny false statements claimed on this	form may resi	ult in the imposition	of the penalty indicat	ed in <u>Code of</u>
<u>Alabama 1975</u> Sec	. 40-22-1 (h).			1	
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Date: DECEMBER	21, 2020	Print/	VIARGARET	MARRISON	
			5/2 1	3/-	•
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	(verified by)	(Granto	//Grantee/Owner/A	gent) circle one	
					
Shelby County, AL	M2 /	•		· ·	
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