

Send tax notice to:
ADAM PITTS
148 SILVERLEAF DRIVE
PELHAM, AL, 35124

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

Shelby COUNTY

2020225

20200415000147090
04/15/2020 01:04:51 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifty-Six Thousand Nine Hundred and 00/100 Dollars (\$356,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **SHERRI JO BOOKER and ANTHONY CARL BOOKER, WIFE AND HUSBAND** whose mailing address is: 4240 Hamilton Walk Drive, Buford GA 30519 (hereinafter referred to as "Grantors") by **ADAM PITTS and LESLIE N PITTS** whose property address is: **148 SILVERLEAF DRIVE, PELHAM, AL, 35124** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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 16, according to the Map and Survey of Silverleaf, Phase 2, as recorded in Map Book 24, Page 108, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Covenants, restrictions, easements, rights of way and building set back lines as shown on the Survey of Silverleaf, Phase 2, as recorded in Map Book 24, page 108, in the Probate Office of Shelby County, Alabama.
3. Covenant for storm water run-off control as set out in Deed recorded in Instrument# 1999-14085.
4. Right of way to Shelby County as recorded in Instrument #2001-09442 and Deed Book 231, Page 196.
5. Oil, gas and mineral lease as recorded in Deed Book 328, Page 549.
6. Right(s) of way to Plantation Pipe Line Company as recorded in Deed Book 113, Page 209 and Deed Book 253, Page 576.
7. Right of way granted to Alabama Power Company by Instrument(s) recorded in Deed Book 168, Page 167.
8. Covenants as contained in Instrument #1998-40390.
9. Covenant for on-site sewage disposal system as set out in Instrument# 2001-26209.


\$285,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 15th day of April, 2020.


SHERRI JO BOOKER


ANTHONY CARL BOOKER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SHERRI JO BOOKER and ANTHONY CARL BOOKER 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 executed the same voluntarily on the day the same bears date.

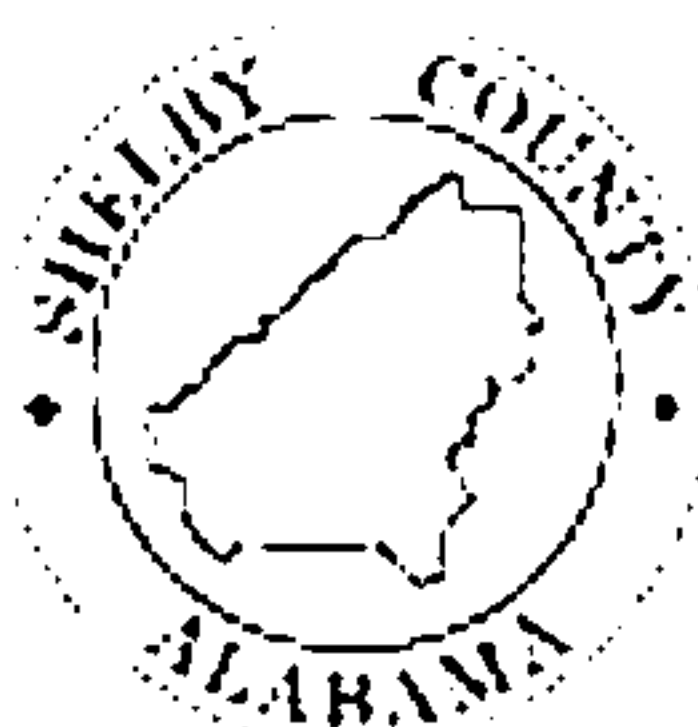
Given under my hand and official seal this the 15th day of April, 2020.


Notary Public

Print Name:

Commission Expires:

4-2020



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/15/2020 01:04:51 PM
\$96.50 CHERRY
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