

Send tax notice to:  
KITTY COATS  
125 WILLOW RIDGE DRIVE  
INDIAN SPRINGS, 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

2020343T

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifty-Four Thousand and 00/100 Dollars (\$354,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **MICHAEL BRITT and LORI BRITT, husband and wife**, whose mailing address is: 4001 Pelham Rd Apt 212 Green St 29680 (hereinafter referred to as "Grantors") by **KITTY COATS** whose property address is: **125 WILLOW RIDGE DRIVE, INDIAN SPRINGS, 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 Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 16, according to the Survey of the Willow Ridge Addition to Indian Springs, as recorded in Map Book 7, page 76, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

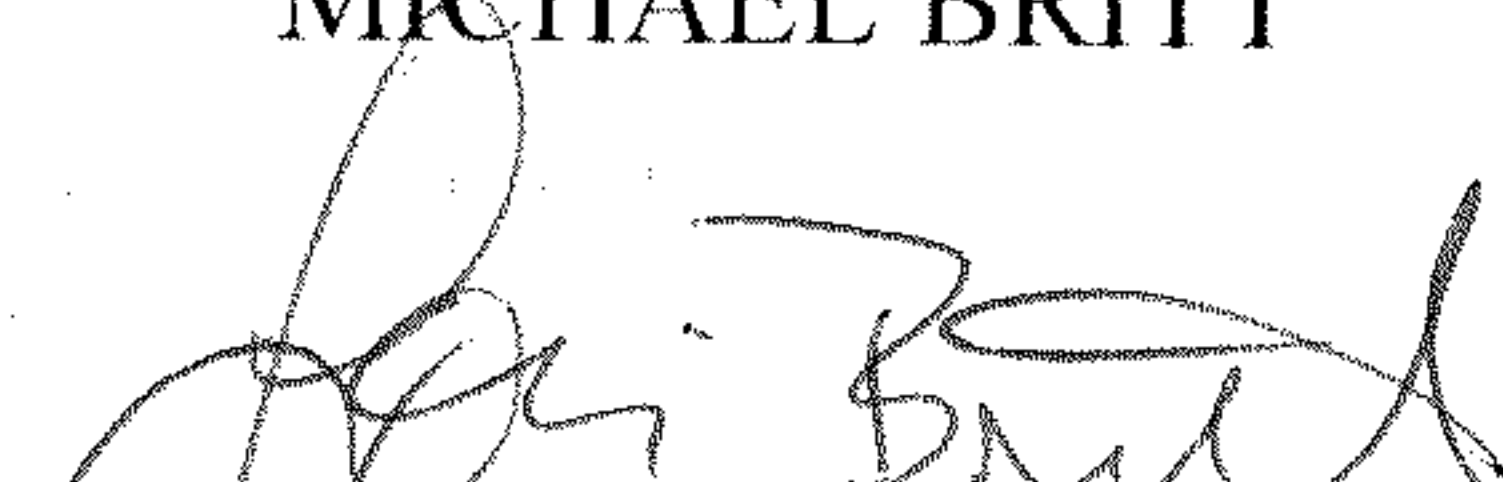
1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Restrictions, public utility easements, and building setback lines, as shown on recorded map and Survey of the Willow Ridge Addition to Indian Springs, as recorded in Map Book 7, page 76, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

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 11<sup>th</sup> day of May, 2020.

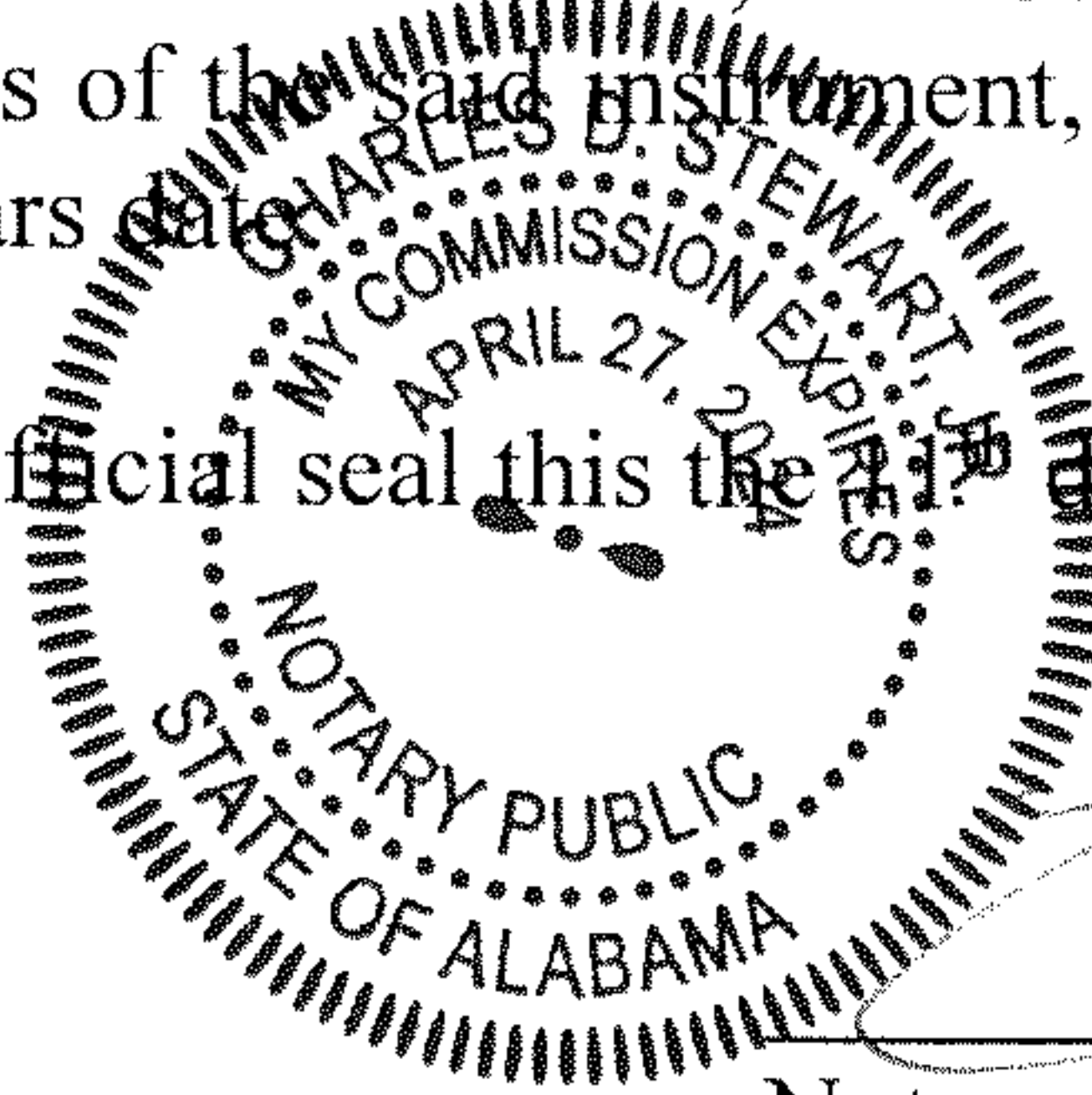
  
MICHAEL BRITT

  
LORI BRITT

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that MICHAEL BRITT and LORI BRITT 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 11<sup>th</sup> day of May, 2020.



  
Notary Public

Print Name:

Commission Expires:

4/27/25



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/12/2020 03:39:16 PM  
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