

SEND TAX NOTICE TO:

Christopher Robin Pitkins and Taylor Rae Pitkins

608 Bentmoor Drive
Helena, AL 35080

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2000631

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Two Hundred Thirty Eight Thousand Four Hundred and 00/100 Dollars (\$238,400.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Karla Johnson and Joshua Johnson , a married couple**, whose address is 141 Rock Terrace Circle, Helena, AL 35080 (hereinafter "Grantors", whether one or more), by **Christopher Robin Pitkins and Taylor Rae Pitkins**, whose address is **608 Bentmoor Drive Helena AL. 35080** (hereinafter "Grantees", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees **Christopher Robin Pitkins and Taylor Rae Pitkins, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 608 Bentmoor Drive, Helena, AL 35080**, to-wit:

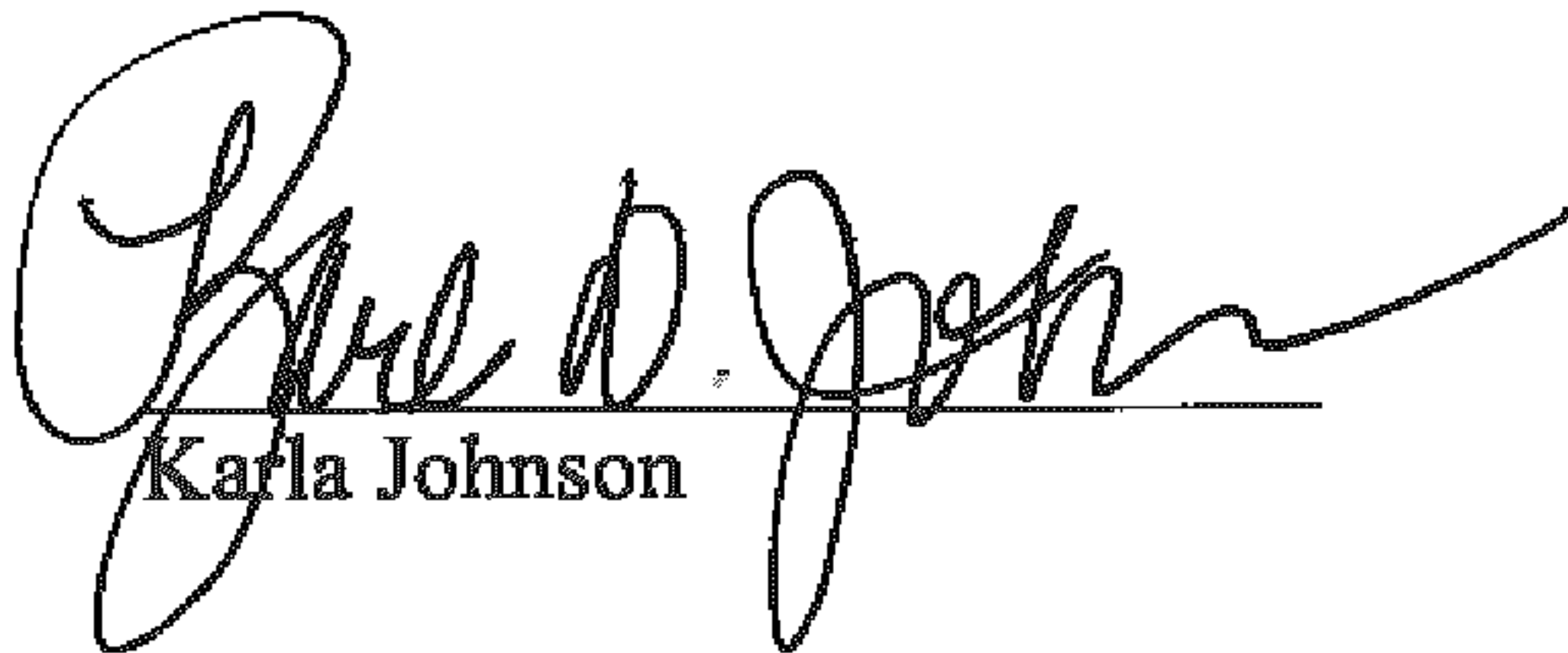
Lot 1432, according to the Survey of Old Cahaba IV 2nd Addition, Phase Two, as recorded in Map Book 33 Page 129, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$246,982.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantees, and Grantee's heirs, executors, administrators, and assigns forever. The Grantors do for Grantors and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantees, and Grantee's heirs, executors, administrators and assigns, that Grantors are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; that Grantors will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantees, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have set their signature and seal on this 18th day of November, 2020.

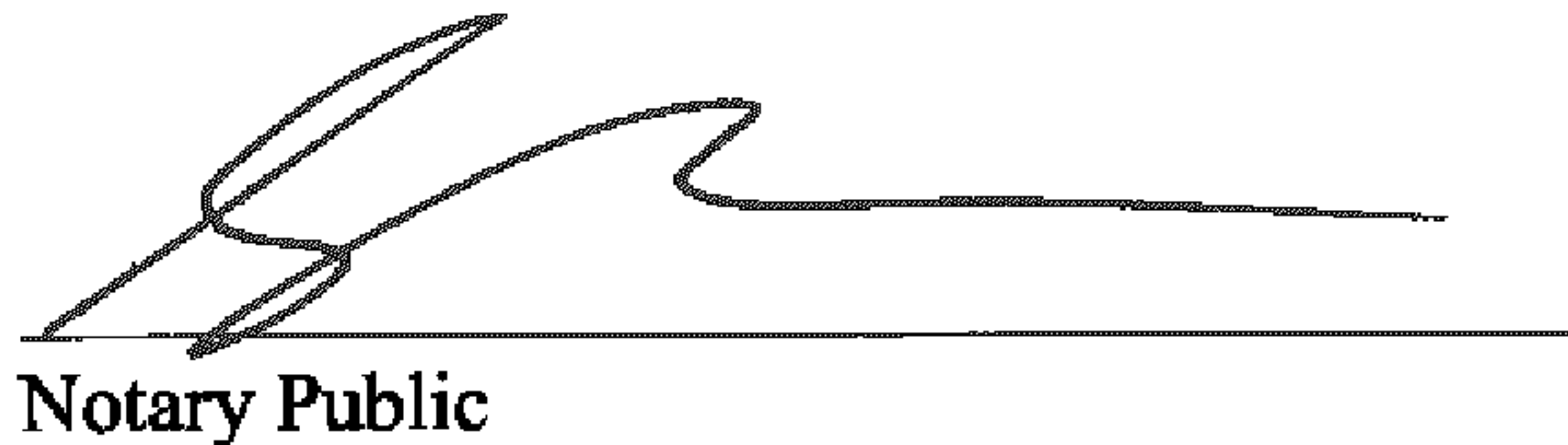

Karla Johnson


Joshua Johnson

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Karla Johnson and Joshua Johnson , a married couple, whose name(s) 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 18th day of November, 2020.


Notary Public



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Karla Johnson and Joshua Johnson	Grantee's Name	Christopher Robin Pitkins and Taylor Rae Pitkins
Mailing Address	141 Rock Terrace Circle Helena AL 35080	Mailing Address	608 Bentmoor Drive Helena AL 35080
Property Address	608 Bentmoor Drive Helena AL 35080	Date of Sale	11/19/2020
		Total Purchase Price	\$ 238,400
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale	☐ Appraisal
☐ Sales Contract	☐ Other
☒ Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 11-20-2020Print Skyler MurphyUnattestedSign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/24/2020 02:27:08 PM
 \$29.00 CHERRY
 20201124000540610

Allen S. Bevil