

**SEND TAX NOTICE TO:**

Inella Lucille Jackson Torrance and Willie  
Tyrone Torrance Jr.  
1519 Mitch Lane  
Alabaster, AL 35007

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243  
BLD2100163

**WARRANTY DEED**

**State of Alabama**  
**County of Shelby**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **Two Hundred Twenty Five Thousand and 00/100 Dollars (\$225,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Debra Pettinato and Ricky Anthony Pettinato, wife and husband**, whose address is 119 Keeneland Green, Pelham, AL 35124 (hereinafter "Grantor", whether one or more), by **Inella Lucille Jackson Torrance and Willie Tyrone Torrance Jr.** (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, **the address of which is 1519 Mitch Lane, Alabaster, AL 35007, to-wit:**

**Lot 15, according to the Survey of Carter's Addition to Scottsdale, as recorded in Map Book 32, Page 130, 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 \$218,250.00 executed and recorded simultaneously herewith.

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

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 29th day of April, 2021.

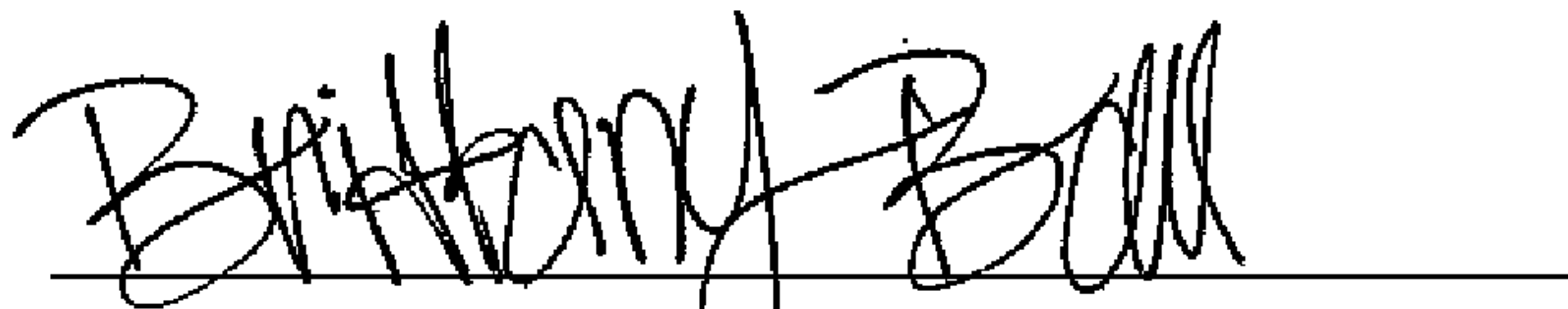
  
\_\_\_\_\_  
Debra Pettinato

  
\_\_\_\_\_  
Ricky Anthony Pettinato

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Debra Pettinato and Ricky Anthony Pettinato, 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 official seal on this 29th day of April, 2021.

  
\_\_\_\_\_  
Notary Public

BRITTANY BALL  
Notary Public, Alabama State At Large  
My Commission Expires Dec. 28, 2024



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/30/2021 09:55:18 AM  
\$32.00 CHERRY  
20210430000214770

*Allen S. Bayl*