

SEND TAX NOTICE TO:

James Randall Pitts, Sr. and Andrea Pitts
1067 Riviera Drive
Calera, AL 35040

This instrument prepared by:

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

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED NINETY THOUSAND AND 00/100 (\$290,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jeffrey Corpstein and Alyssa Corpstein, husband and wife**, whose address is 3805 Fieldcrest Lane, Ypsilanti, MI 48197 (hereinafter "Grantor", whether one or more), by **James Randall Pitts, Sr. and Andrea Pitts**, whose address is 1067 Riviera Drive Calera AL. 35040 (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 **James Randall Pitts, Sr. and Andrea Pitts, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1067 Riviera Drive, Calera, AL 35040 to-wit:**

Lot 207 according to the survey of Reserve of Timberline Phase 2, as recorded in Map Book 39, at Page 27, 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 \$290,000.00 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 26th day of April, 2023.


Jeffrey Corpstein

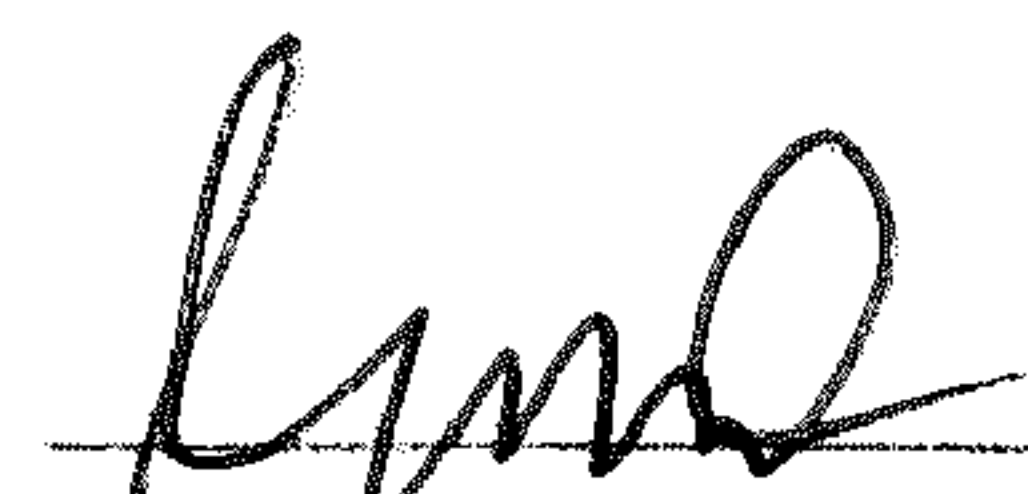

Alyssa Corpstein

STATE OF MICHIGAN

COUNTY OF WASHTENAW

I, the undersigned Notary Public in and for said County and State, hereby certify that Jeffrey Corpstein and Alyssa Corpstein whose names 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 this 26th day of April, 2023.


Notary Public
My Commission Expires: 07/28/2028

Ronald Matyssek
Notary Public - State of Michigan
County of Washtenaw

Commission Expires July 28, 2028
Acting in the County of Washtenaw



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/02/2023 08:25:38 AM
\$26.00 BRITTANI
20230502000128740

File No.: PEL-23-1885

Allen S. Byrd

