

Send Tax Notice to:

Toby W. Malbec
Tricia D.J. Porter
114 Saddle Lake Dr.
Alabaster, AL 35007

[Space Above This Line for Recording Data]

SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Five Hundred Fifty Thousand Six Hundred Fifty Dollars and 00/100 Dollars (\$550,650.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged. I or we, **J. Randall Pitts, Sr. and Andrea Pitts, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 1067 Rivera Drive Calera AL 35040 grant, bargain, sell and convey unto **Toby W. Malbec and Tricia D.J. Porter** (herein referred to as grantees) whose mailing address is 114 Saddle Lake Ridge Dr. Alabaster, AL 35007 for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby** County, Alabama, having an address 114 Saddle Lake Drive, Alabaster, AL 35007 to wit:

Unit 16, in the Saddle Lake Farms Condominium, located in Shelby County, Alabama, as established by the Declaration of Condominium as recorded in Instrument #1995-17533 and Articles of Incorporation of Saddle Lake Farms Association, Inc. as recorded in Instrument #1995-17530, in the Office of the Judge of Probate of Shelby County, Alabama together with an undivided 1/174 interest in the common elements of Saddle Lake Farms Condominium as set out in the said Declaration of Condominium, said Unit being more particularly described in the floor plans and Architectural drawings of Saddle Lake Farms Condominium as recorded in Map Book 20, Page 20-A and 20-B, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$440,520.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30 day of June, 2023

J. Randall Pitts, Sr.
J. Randall Pitts, Sr.

Andrea Pitts
Andrea Pitts

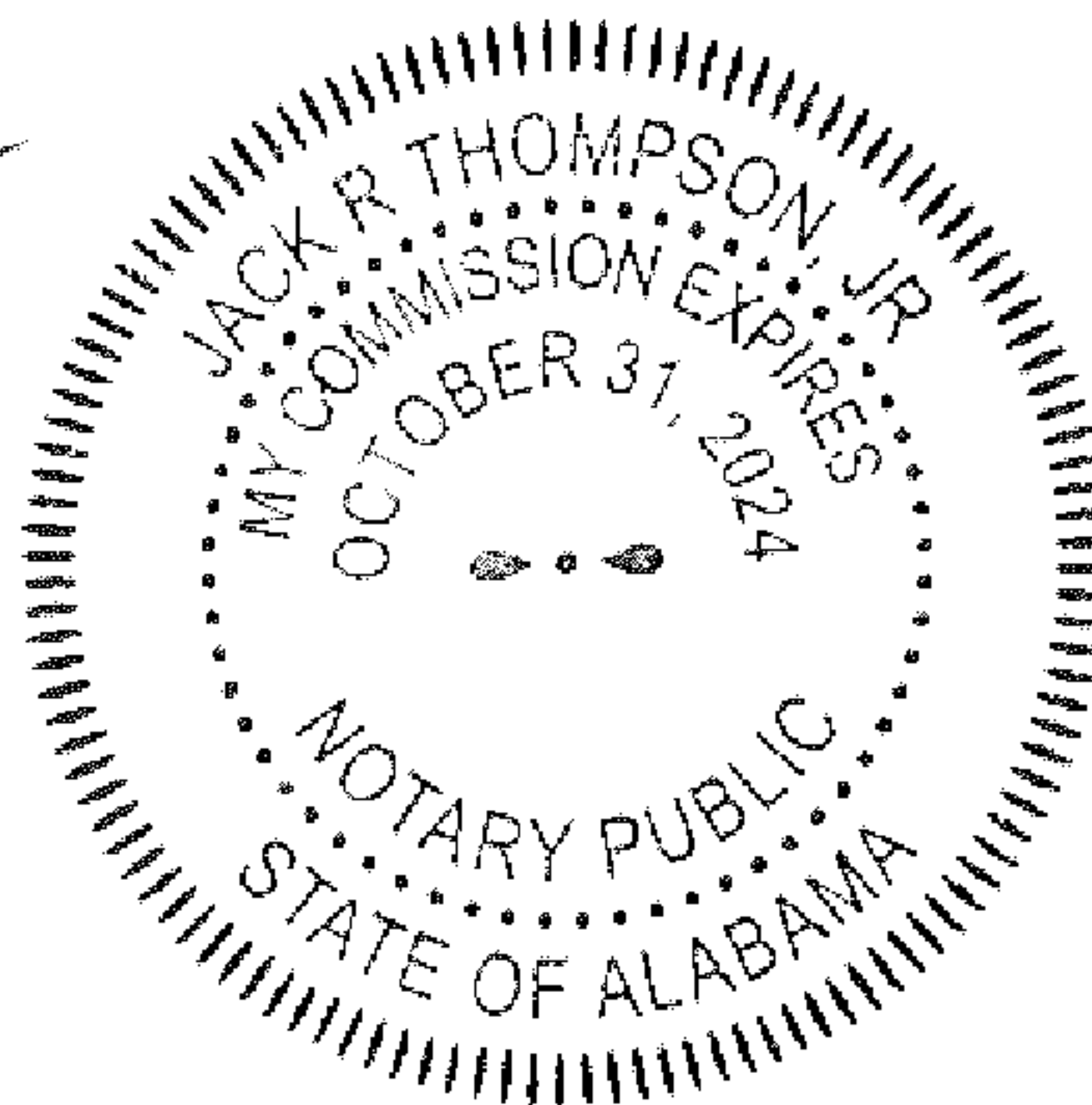
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **J. Randall Pitts, Sr. and Andrea Pitts** 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 this conveyance, he/she/they executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 30th day of June, 2023

My Commission Expires: 10/31/2024

Jack R. Thompson Jr.
Notary Public



(S E A L)

This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209 (205) 410-7591

File No. ATB3759



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/05/2023 11:41:23 AM
\$135.50 BRITTANI
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Allen S. Bayl