

**This Instrument Was Prepared By:**  
**Rodney S. Parker, Attorney at Law**  
**2550 Acton Road, Suite 210**  
**Birmingham, AL 35243**  
**File No. 2023-05-6645**  
**Documentary Evidence: Sales Contract**

**Send Tax Notice To:**  
**Mathew Eric Rivers and**  
**Rhiannon Faye Rivers**  
**106 Ashbrook Trail**  
**Columbiana, AL 35051**  
**(Grantees' Mailing Address and Address**  
**of Property)**

**WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA            )**  
**COUNTY OF SHELBY         )**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Nine Hundred Seventy-Five Thousand and 00/100 Dollars (\$975,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantors herein, the receipt and sufficiency of which are hereby acknowledge, we, **Cassie L. Pitts and spouse Philip J. Pitts**, (hereinafter referred to as "Grantors") do by these presents grant, bargain, sell, and convey unto **Mathew Eric Rivers and Rhiannon Faye Rivers**, (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 1, according to the Turner Family Subdivision as recorded in Map Book 45, page 92, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Also, a 50 foot easement for ingress and egress and utilities over and along the South 50 feet of the SE 1/4 of SE 1/4 of Section 3, Township 20 South, Range 1 West, Shelby County, Alabama.

Together with a 35 foot easement for ingress and egress and utilities over and along the following described parcel: Begin at the Northwest corner of Section 11, Township 20 South, Range 1 West, and run East approximately 120 feet to the right of way of Shelby County Highway No. 47; thence South 35 feet; thence West 120 feet, more or less to the East line of Section 10, Township 20 South, Range 1 West; thence continue West 40 feet into Section 10; thence North 35 feet; thence East 40 feet to the point of beginning; being situated in the NW 1/4 of NW 1/4 of Section 11, Township 20 South, Range 1 West and in NE 1/4 of NE 1/4 of Section 10. Township 20 South, Range 1 West.

\$726,200.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants with right of survivorship, their heirs, successors, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the even one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs, successors, and assigns of the Grantees herein shall take as tenants in common.

Grantors do, for themselves, their heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; and that Grantors will and their heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hand and seal, this 30th day of June, 2023.

Cassie L. Pitts (Seal)  
Cassie L. Pitts

Philip J. Pitts (Seal)  
Philip J. Pitts

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

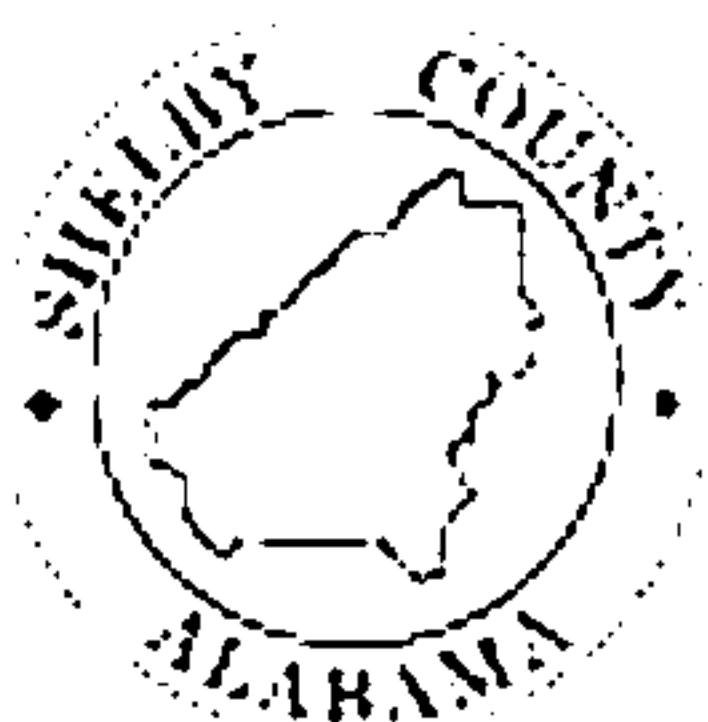
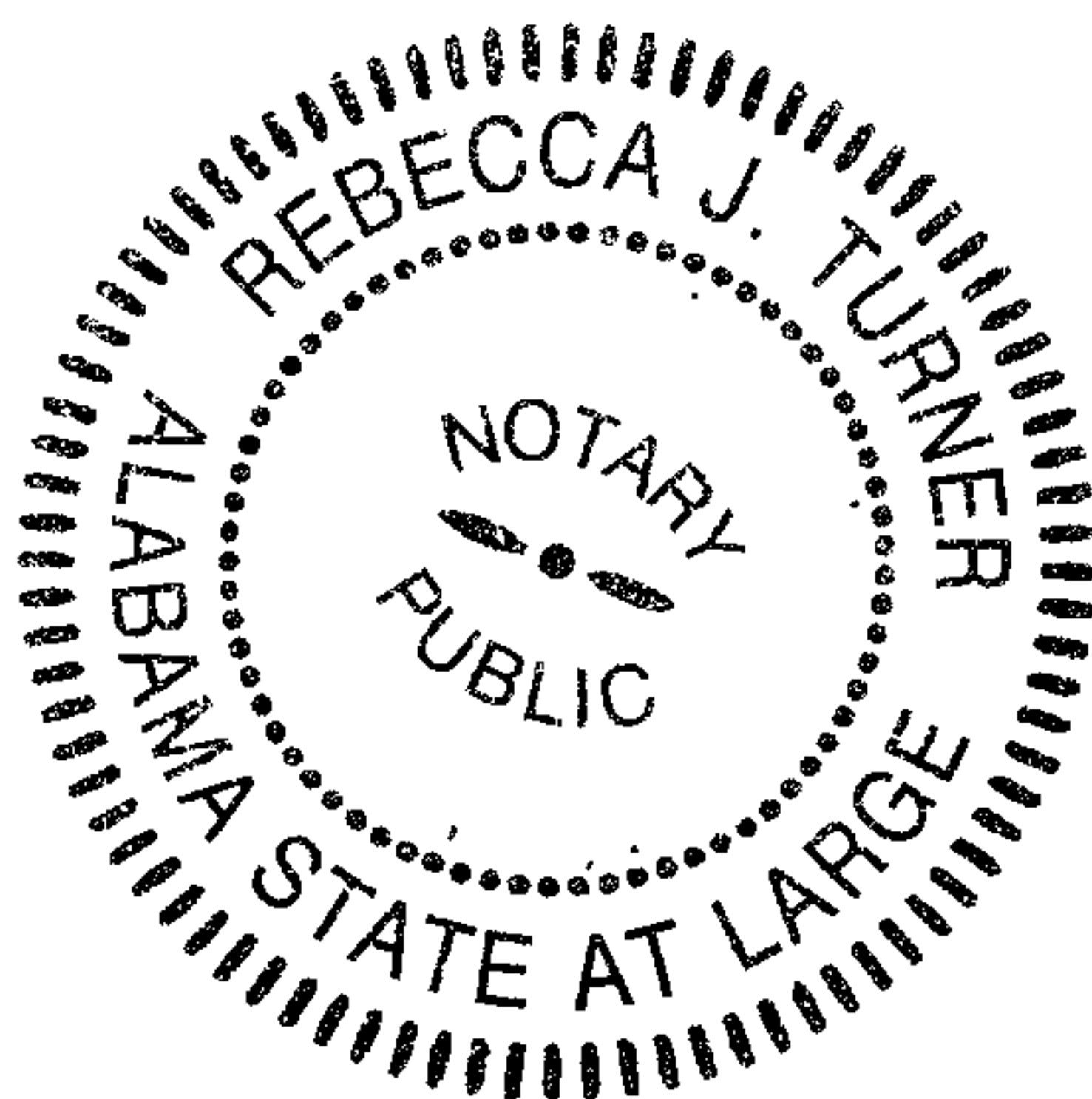
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Cassie L. Pitts and spouse Philip J. Pitts**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 30th day of June, 2023.

Rebecca J. Turner  
Notary Public Rebecca J. Turner  
My Commission Expires: 12/22/2026

**Grantors' Mailing Address:**

106 Ashbrook Trail  
Columbiana, AL 35051



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/10/2023 10:16:58 AM  
\$274.00 BRITTANI  
20230710000204200

Allie S. Bayl