


TITLE NOT EXAMINED  
LEGAL DESCRIPTION FURNISHED BY GRANTOR  
ATTORNEY DID NOT CLOSE TRANSACTION

Prepared by  
Joel C. Watson, Attorney at Law  
1240 1<sup>st</sup> St. N.  
Alabaster, Alabama 35007

  
20240129000022210 1/4 \$82.00  
Shelby Cnty Judge of Probate, AL  
01/29/2024 02:40:12 PM FILED/CERT

**WARRANTY DEED, TO INDIVIDUALS WITH RIGHT OF SURVIVORSHIP,**

STATE OF ALABAMA)  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS,  
That in consideration of ONE HUNDRED DOLLARS AND NO\100 and Love and Affection to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is acknowledged I VIRGINIA S. McDONALD A Single woman (herein referred to as grantor) do grant, bargain, sell and convey unto VIRGINIA S. McDONALD AND RICHARD TODD PITTS(herein referred to as Grantees) the following described real estate, IN SHELBY COUNTY, ALABAMA to wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION  
JAMES M. McDONALD DIED ON JULY 4,2017 IN SHELBY COUNTY ALABAMA  
LEAVING TITLE IN GRANTOR'S NAME OF VIRGINIA S. McDONALD BY JOINT BY  
RIGHT OF SURVIVORSHIP DEED.

Subject to Easements, Restrictions and Rights of Way and Mortgages of Record.

TO HAVE AND TO HOLD, to the said GRANTEES in fee simple, and to the heirs and assigns of such GRANTEE forever, together with every contingent remainder and right of reversion.

**TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such SURVIVOR forever, together with every contingent remainder and right of reversion.**

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 GRANTEE, and the GRANTEE'S 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  
29 day of January, 2024.

Shelby County, AL 01/29/2024  
State of Alabama  
Deed Tax: \$51.00

McDONALD DEED

WITNESS:

20240129000022210 2/4 \$82.00  
Shelby Cnty Judge of Probate, AL  
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_____	<u>Virginia S. McDonald</u> Grantor
_____	_____ Grantor
_____	_____ Grantor

STATE OF ALABAMA) GENERAL ACKNOWLEDGEMENT  
SHELBY COUNTY )

I,, the undersigned, a Notary Public in and for said County, in said State, hereby certify that VIRGINIA S. McDONALD whose name is signed to the foregoing conveyance, and who is known to me, acknowledge 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 this 29 day of January A.D. 2024.

[Signature]  
NOTARY PUBLIC

# Exhibit A

DEER SPGS EST 3RD ADDN LOT 1 BK 6 PG 5 S17 T20S R2W DEED  
DIM 110' x 150' DB 310 P 663 2/4/78 BEAT 17 PER WILL

COM INT S LN SEC 17 & W ROW CO RD 11 NORTHEASTERLY ALONG  
SD ROW 345' TH NORTHWESTERLY 25' TO POB TH NORTHWESTERLY  
120" SOUTHWESTERLY 80" SOUTHEASTERLY 60' EASTERLY 95' TO  
POB 120' x 95' IRR DB 310 P 663 2/4/1978 PER WILL



20240129000022210 3/4 \$82.00  
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# Real Estate Sales Validation Form

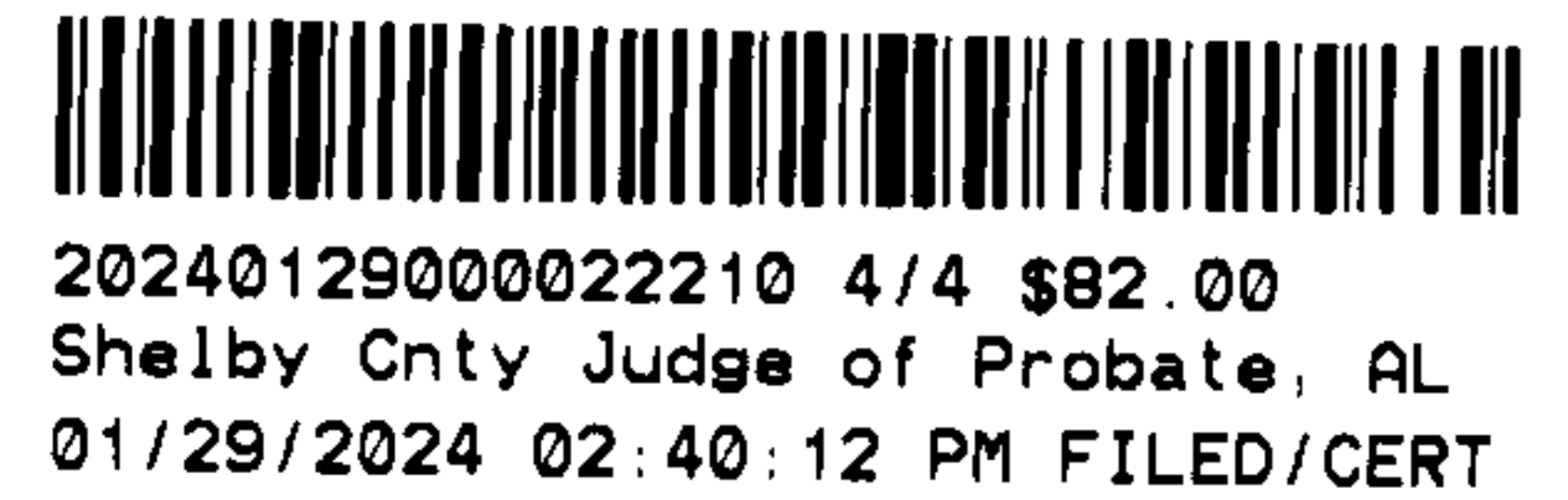
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Virginia S. McDonald  
Mailing Address #10 Deer Springs Cir  
Pelham, AL  
35124

Grantee's Name Richard Todd Pittz  
Mailing Address 156 Springs Meadows Dr  
Ringgold, GA  
30736

Property Address #1 Deer Springs Cir  
Pelham, AL  
35124

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_



or  
Assessor's Market Value \$ 50,550

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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

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 1/29/24

Unattested

(verified by)

Print Virginia S. McDonald

Sign Virginia S. McDonald

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1