

This Instrument Was Prepared By:
Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243
Documentary Evidence: Sales Contract

Send Tax Notice To:
Philip J. Pitts
106 Ashbrook Trail
Columbiana, AL 35051
(Grantees' Mailing Address)

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Seven Thousand Five Hundred and 00/100 Dollars (\$7,500.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, I, **Eric F. Turner**, a married man, (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **Philip J. Pitts**, (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

All that part of the SE 1/4 of the NE 1/4 of Section 20, Township 19 South, Range 1 West lying south and West of the New U.S. Highway 280; being situated in Shelby County, Alabama.

The above described property does not constitute the homestead of the grantor nor that of his spouse.

Address of Property: Old Highway 280, Birmingham, AL 35242

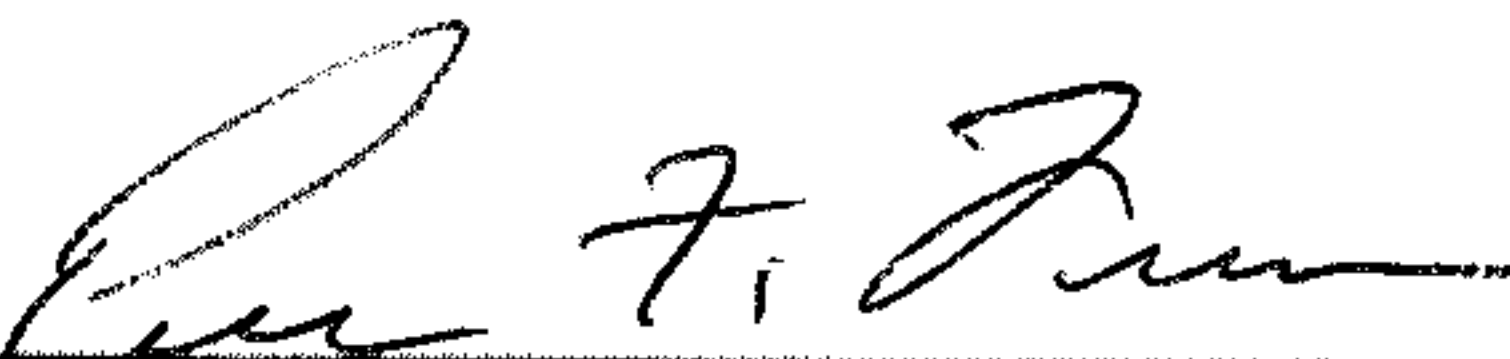
\$0.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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 said Grantee.

Grantor does, for himself, his heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantee, his heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that he is free from all encumbrances, unless otherwise noted above; that Grantor does have good right to sell and convey the same as aforesaid; and that Grantor will and his heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantee, his heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, the said Grantor has set his hand and seal, this 30th day of June, 2023


Eric F. Turner (Seal)

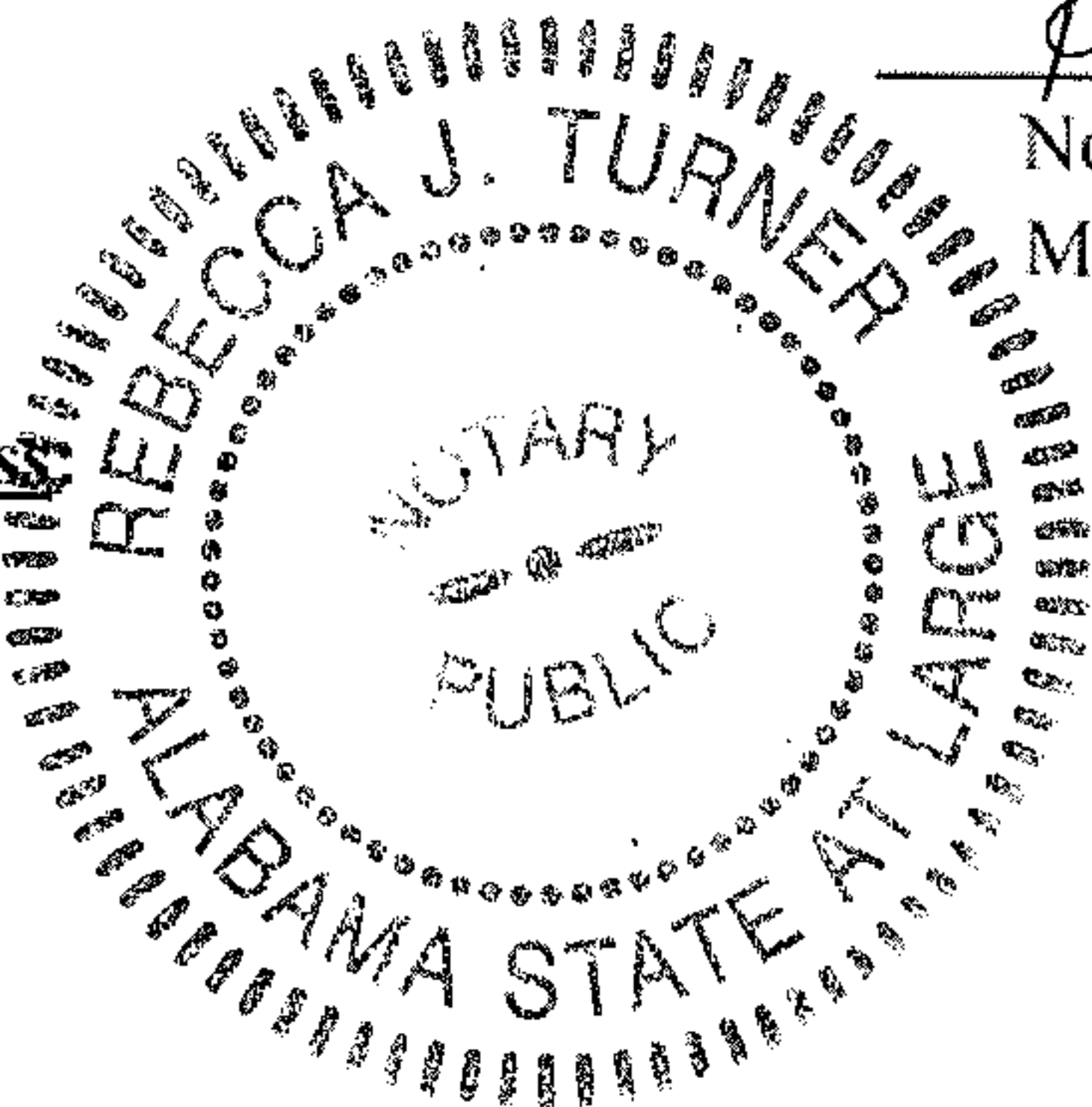
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Eric F. Turner**, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he executed the same voluntarily on the date the same bears date.

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


Notary Public
My Commission Expires: 12/22/2026

Grantors' Mailing Address:
424 Ashbrook Trail
Columbiana, AL 35051



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/08/2024 10:07:58 AM
\$29.50 PAYGE
20240408000097860