

This Instrument Was Prepared By:

Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243
File No. 2024-03-6773
Documentary Evidence: Sales Contract

Send Tax Notice To:

Philip J. Pitts
180 Chelsea Corners Way #3
Chelsea, AL 35043

(Grantees' Mailing Address)

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Twenty-Five Thousand and 00/100 Dollars (\$25,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, we, **Emily Keith Champion, an unmarried woman, and Emily Keith Champion as Personal Representative of the Estate of David Tierce Champion, deceased, Case No. PR 2023-000789**, (hereinafter referred to as "Grantors") 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:

That portion of the NW 1/4 of SW 1/4 of Section 20, Township 20 South, Range 2 East, lying South and East of Yellow Leaf Creek, being situated in Shelby County, Alabama.

Address of property: Robertson Road, Wilsonville, AL 35186

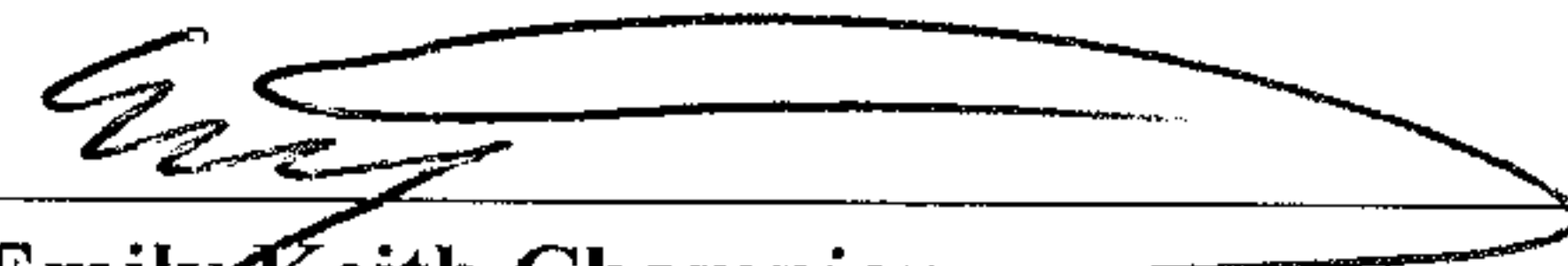
\$.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

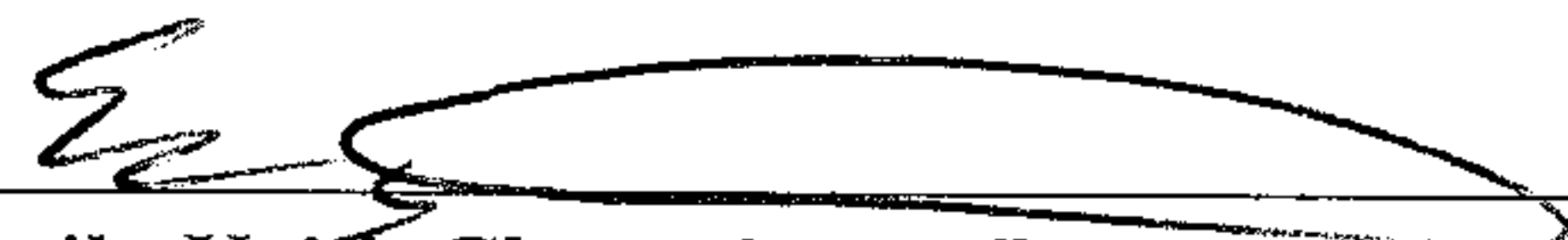
SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto said Grantee.

Grantor does, for herself, her 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 she is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; and that Grantor will and her 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 her hand and seal, this 26th day of March, 2024.

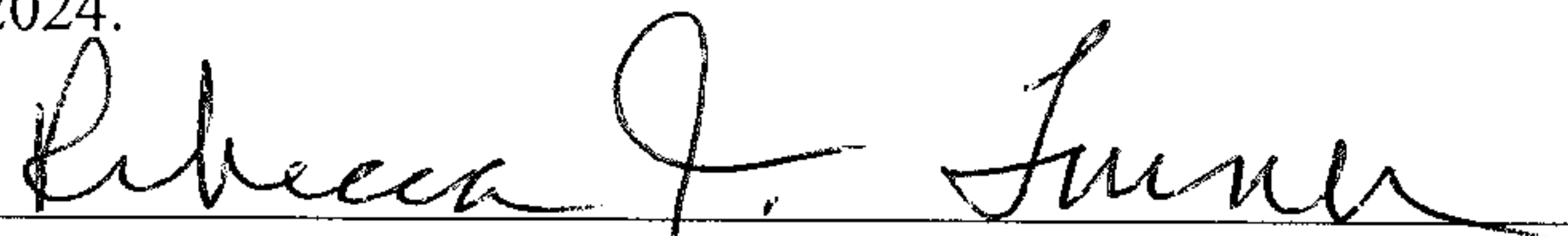
 (Seal)
Emily Keith Champion

 (Seal)
Emily Keith Champion as Personal Representative of the
Estate of David Tierce Champion, deceased, Case No. PR
2023-000789

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Emily Keith Champion**, 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, she executed the same voluntarily on the date the same bears date.

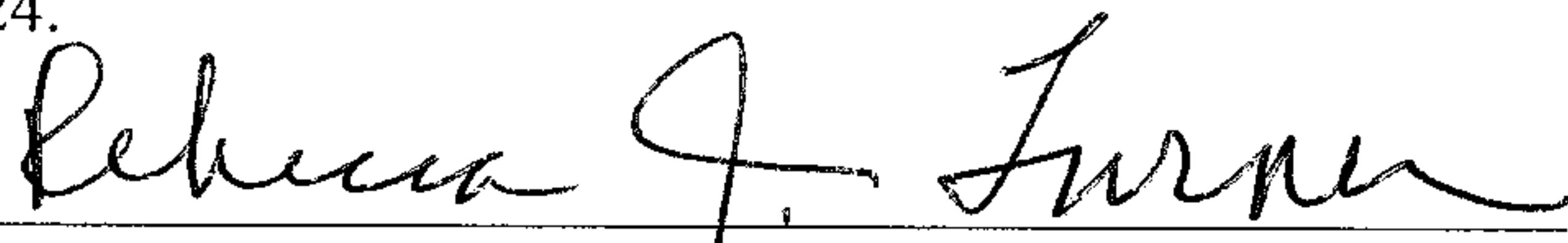
Given under my hand and official seal, this 26th day of March, 2024.


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

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Emily Keith Champion**, whose name is signed to the foregoing conveyance, as **Personal Representative of the Estate of David Tierce Champion, deceased, Case No. PR 2023-000789** and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, she in her capacity as Personal Representative, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 26th day of March, 2024.


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

Grantors' Mailing Address:

60 Robertson Road
Wilsonville, AL 35186



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/08/2024 10:08:00 AM
\$51.00 BRITTANI
20240408000097870

Allen S. Bevil