

This Instrument was Prepared by:

Send Tax Notice To: Brent L. Spencer Management Trust Dated  
the 28th day of May, 2013

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

100 Maxima Rd  
Shelby AL 35143

File No.: S-26-31071

**WARRANTY DEED**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Thirty Five Thousand Dollars and No Cents (\$35,000.00)**, 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 whereof is acknowledged, I or we, **Janet Celestial Pitts**, a single woman and **Daryl L. Pitts**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Brent L. Spencer Management Trust Dated the 28th day of May, 2013**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 27, according to the 1969 Addition to Shelby Shores, recorded in Map Book 5, Page 46, in the Probate Office of Shelby County, Alabama.

**Property may be subject to 2026 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**No part of the homestead of the Grantors herein or spouse, if any.**

**Daryl L. Pitts, who reserved a Life Estate in Inst. No. 20240423000118680 Probate Office, Shelby County, Alabama, hereby terminates said life estate.**

**\$0.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the 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 noted 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 6th day of March, 2026.

Janet Celestial Pitts  
Janet Celestial Pitts

Daryl L. Pitts  
Daryl L. Pitts

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Janet Celestial Pitts and Daryl L. 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of March, 2026

Michael T. Atchison  
Notary Public, State of Alabama

My Commission Expires: August 19, 2028



