

Send tax notice to:

BHM1600394-O

William S. Griffith

Shara R. Griffith

2312 Chandawood Dr.

Pelham, AL 35124

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

State of Alabama

County of Shelby

20160620000212800

06/20/2016 02:44:15 PM

DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Ninety Two Thousand Five Hundred and 00/100 Dollars (\$192,500.00)** in hand paid to the undersigned, **Charlotte M. Hendricks, an unmarried woman** (hereinafter referred to as "Grantors"), by **William S. Griffith and Shara R. Griffith** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 255, according to the Survey of Chandalar South, Sixth Sector Addition, as recorded in Map Book 7, Page 50 A-B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$196,638.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Charlotte M. Hendricks is the surviving grantee of that certain deed recorded in Book 63, Page 837, in the Probate Office of Shelby County, Alabama; the other grantee, James M. Hendricks, having died on or about November 22, 2015. James M. Hendricks and Jim Martin Hendricks are one and the same person.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

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

IN WITNESS WHEREOF, Grantors Charlotte M. Hendricks has hereunto set her signature and seal on June 20, 2016.

Charlotte M. Hendricks
by her attorney in fact
Norman Wood

Charlotte M. Hendricks
by her attorney in fact
Norman Wood

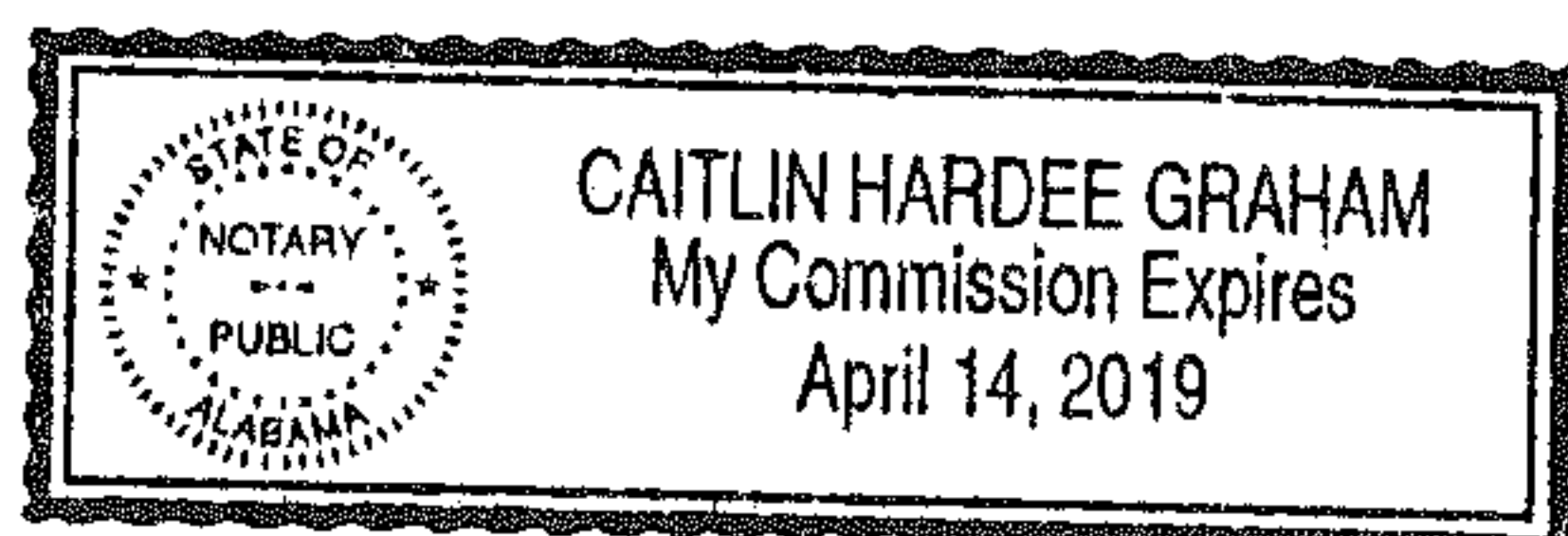
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ACKNOWLEDGMENT FOR POWER OF ATTORNEY

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Norman Wood, whose name as Attorney in Fact for Charlotte M. Hendricks, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of June, 2016.



Caitlin Hardee Graham

Notary Public

Print Name: CAITLIN HARDEE GRAHAM
My Commission Expires: APRIL 14, 2019

Real Estate Sales Validation Form

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

Grantor's Name Charlotte M. Hendricks
Mailing Address PO Box 99
Pembroke, KY

Grantee's Name William S. Griffith
Mailing Address Shara R. Griffith
2312 Chandawood Dr.
Pelham, AL 35124

Property Address 2312 Chandawood Dr.
Pelham, AL 35124

Date of Sale 06/20/16
Total Purchase Price \$ 192,500.00
or
Actual Value \$

20160620000212800 06/20/2016 02:44:15 PM
DEEDS 3/3

or
Assessor's Market Value \$

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 ☐ Appraisal
☒ Sales Contract ☐ Other
☒ Closing Statement

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 06/20/16

Print Caitlin Graham

Unattested

Sign Caitlin Graham
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/20/2016 02:44:15 PM
\$21.00 CHERRY
20160620000212800

[Signature]

Form RT-1