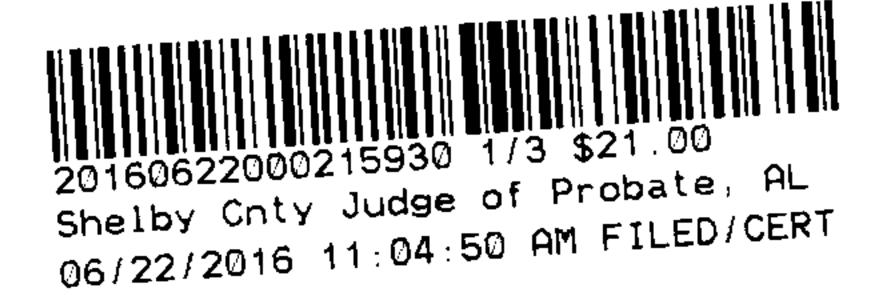
This instrument was prepared by: Justin Smitherman, Esq. 4685 Highway 17 Suite D Helena, AL 35080



Send Tax Notice to:
Kristen Ryan
1131 Nabors Street
Montevallo, AL 35115

STATE OF ALABAMA SHELBY COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED FORTY FIVE THOUSAND (\$145,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Robert Griffin** and **Kathryn M. Griffin**, husband and wife (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Kristen Ryan**, an unmarried woman (hereinafter referred to as GRANTEE), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

The SW 70 feet of Lot 4, in Block K, further described as the 70 feet fronting on Nabors Street and running back uniformly 150 feet, the entire depth of said Lot 4, in Block K, noted in Map Book 3, Page 27, in the Probate Office of Shelby County, Alabama. as E.S. Lyman's Addition, in the Town of Montevallo, Shelby County, Alabama.

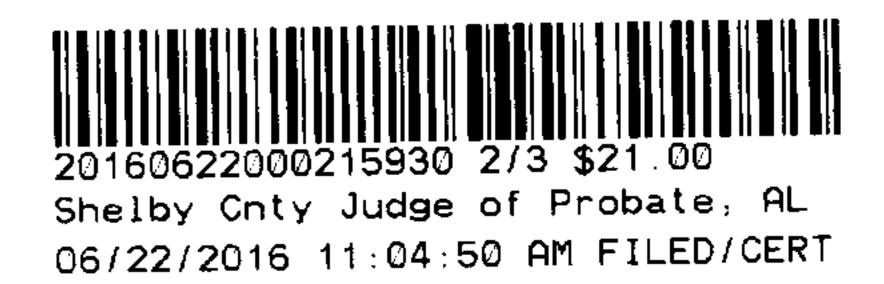
Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the
15th day of June, 2016.
Robert Griffin Robert Griffin Kathryn M. Griffin
Robert Griffin (V) Kathryn M. Griffin
STATE OF Leongia ss:
Muscoyle COUNTY
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Robert Griffin and
Kathryn M. Griffin, whose names are signed to the foregoing conveyance and who are known to me, acknowledged
before me on this day that, being informed of the contents of the Instrument, they signed their names voluntarily on the day
the same bears date.
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of
June, 2016.
Kæren O.Mann
Notary Public
My Commission Expires:
EXPIRES
GEORGIA)
OCTOBER 7, 2019
COBLICON CONTRACTOR OF THE CON



Real Estate Sales Validation Form

This	Document must b	e filed in accord	dance with Code of Alabama 19	75, Section 40-22-1	
Grantor's Name	Robert Griffin	Kathryn M. Griffin	Grantee's Name	Kristen Ryan	
Mailing Address	2326 Bon Acre Road		Mailing Address	910 Bloch Street APT 4	
	Midland, GA 31820			Montevallo, AL 35115	
Property Address	1131 Nabors Street		Date of Sale	06/21/2016	
i Toporty / taarooc	Montevallo, AL 35115		Total Purchase Price		
			or		
20160622000215930 3			Actual Value	\$	
32000215930	3/3 \$21.00		or		
20160622000215930 Shelby Cnty Judge 0 06/22/2016 11:04:50	of Probate, AL D AM FILED/CERT		Assessor's Market Value	\$	
The purchase price	e or actual value	claimed on the	his form can be verified in th	ne following documentary	
-			entary evidence is not require		
Bill of Sale			Appraisal		
Sales Contrac		_	Other	· · · · · · · · · · · · · · · · · · ·	
✓ Closing Stater	ment				
-			dation contains all of the re-	quired information referenced	
above, the filing of	uns torm is not	required.			
			nstructions		
Grantor's name and to property and the			ne name of the person or pe	ersons conveying interest	
Grantee's name and to property is being	-	ess - provide t	he name of the person or pe	ersons to whom interest	
Property address -	the physical ad	dress of the p	roperty being conveyed, if a	available.	
Date of Sale - the	date on which in	terest to the p	property was conveyed.		
Total purchase pride being conveyed by		•	the purchase of the property cord.	y, both real and personal,	
	strument offere	d for record. T	This may be evidenced by a	n appraisal conducted by a	
excluding current u	use valuation, of lluing property fo	the property or property tax			
•	attest, to the best of my knowledge and belief that the information contained in this document is true and				

Date 06/21/2016

Unattested

Sign

(verified by)

Print Justin Smitherman

Sign

(Crantor/Grantee/Owner/Agent) circle one
Form RT-1

of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).