



This instrument was prepared by

(Name) MARK E. HOFFMAN

(Address) Suite 339, 1608 13th Avenue South
Birmingham, AL 35205

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Three Thousand Five Hundred and no/100 (\$23,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

JAMES N. MATCHETT, a married man,

(herein referred to as grantors) do grant, bargain, sell and convey unto

JAMES L. GRIFFIN and SHARON H. GRIFFIN

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

Lot 9, according to the survey of Meadow Brook, 11th Sector,
as recorded in Map Book 9, Page 6, in the Probate
Office of Shelby County, Alabama.

SUBJECT TO TAXES FOR 1984 AND SUBSEQUENT YEARS (1984 TAXES ARE A LIEN BUT NOT DUE AND PAYABLE UNTIL OCTOBER 1, 1984), EASEMENTS, RIGHTS OF WAY, RESTRICTIONS OF RECORD, AND MINERAL AND MINING RIGHTS NOT OWNED BY GRANTOR.

No part of the premises herein conveyed constitutes the homestead of Grantor.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 30th day of JULY OF ALA. SHELBY CO., 19 84

WITNESS: I CERTIFY THIS INSTRUMENT WAS FILED

1984 JUL 31 AM 9:31

(Seal)

(Seal)

(Seal)

JAMES N. MATCHETT (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

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

Given under my hand and official seal this 30th day of July A. D., 1984

✓ Hankina Donovan