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This instrument was prepared by:

(Name) JAMES R. MONCUS, JR.
(Address) 1318 ALFORD AVENUE, SUITE 102
BIRMINGHAM, AL 35226

Send Tax Notice to:

(Name) _____
(Address) _____

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND NO/100 (\$1.00) DOLLAR

Coins \$1.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

FRANK GRIFFIN AND WIFE, MARTHA O. GRIFFIN

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

FRANK ALAN GRIFFIN

(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

FOR LEGAL DESCRIPTION SEE **EXHIBIT "A"** ATTACHED HERETO AND INCORPORATED HEREIN BY
REFERENCE.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 2nd
day of April, 19 92

(Seal)

(Seal)

(Seal)

Frank Griffin (Seal)
FRANK GRIFFIN

Martha O. Griffin (Seal)
MARTHA O. GRIFFIN

STATE OF ALABAMA

SHELBY

County }

General Acknowledgment

1. THE UNDERSIGNED
in said State, hereby certify that

a Notary Public in and for said County,
FRANK GRIFFIN AND WIFE, MARTHA O. GRIFFIN

whose name(s) ARE signed to the foregoing conveyance, and who ARE is known to me, acknowledged before me on this
day that, being informed of the contents of the conveyance, THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 2nd day of April, 19 92

02-21-96

My Commission Expires:

Jerry D. Dugan
Notary Public

EXHIBIT "A"

A thirty (30) foot wide driveway easement being 15.00 feet on each side of a center line described as follows:

Begin at the Northeast corner of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama; thence South 16 degrees 39 minutes West 1250.00 feet, thence right 72 degrees 54 minutes in a Westerly direction 210.00 feet (Point A) which is the Northwest corner of a tract previously conveyed by deed recorded in Book 019, Page 299 in the Office of the Judge of Probate of Shelby County, Alabama: Beginning at POINT A; thence North 90 degrees East for 96.9 feet to the point of beginning of the centerline herein described; thence North 31 degrees 23 minutes 36 seconds West for 39.80 feet; thence North 44 degrees 06 minutes 35 seconds West for 65.08 feet; thence North 25 degrees 52 minutes 49 seconds West for 42.29 feet; thence North 08 degrees 43 minutes 01 seconds west for 79.25 feet; thence North 07 degrees 04 minutes 09 seconds West for 177.95 feet; thence North 04 degrees 09 minutes 27 seconds West for 94.21 feet; thence North 19 degrees 56 minutes 57 seconds West for 38.89 feet; thence North 61 degrees 36 minutes 34 seconds West for 46.60 feet; thence North 84 degrees 18 minutes 13 seconds West for 47.76 feet; thence South 68 degrees 12 minutes 27 seconds West for 47.41 feet; thence South 43 degrees 19 minutes 49 seconds West for 45.38 feet; thence South 27 degrees 46 minutes 57 seconds West for 87.36 feet; thence South 32 degrees 28 minutes 28 seconds West for 41.96 feet; thence South 54 degrees 04 minutes 49 seconds West for 22.31 feet; thence North 90 degrees 00 minutes 00 seconds West for 20.00 feet more or less to the east edge of Shelby County Highway No. 17, said point being the end of the centerline of the 30 foot driveway easement herein described, less and except any portion of said easement which lies within the county right of way. Situated in Shelby County, Alabama.

**04/15/1992-4649
03:53 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 10.00**