

This Form Provided By  
**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-2126

SEND TAX NOTICE TO:

(Name) Michael P. Griffin

(Address) 70



19960227000061841 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
02/27/1996 10:29:17 FILED/CERTIFIED

This instrument was prepared by

(Name) Mike T. Atchison

(Address) P O Box 822, Columbiana, Al. 35051

Form 1-1-8 Rev. 5/92

WARRANTY DEED: JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - 1. AMY IS THE POSSESSOR OF THE PROPERTY. 2. THE PROPERTY IS NOT SUBJECT TO ANY MORTGAGE OR OTHER ENCUMBRANCE. 3. THE PROPERTY IS NOT SUBJECT TO ANY EASEMENT OR OTHER INTEREST.

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY THOUSAND AND NO/100-

to the undersigned grantor or grantors in and to be had by the GRANTEE herein described who shall be known as  
Charles Boles and wife, Elaine Boles;

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

Michael P. Griffin and wife, Robin O. Griffin,

herein referred to as GRANTEE(S) as joint tenants, with right of survivorship, the following described real estate, to-wit:  
Shelby County, Alabama

A survey of Lot 12A, being a part of lot 12, Sector "A" of The Homestead, as recorded in Map Book 8, Page 167, in the Office of the Judge of Probate of Shelby County, Alabama, described as follows:

Commence at the southwest corner of said lot 12; thence run northwesterly along the west line of said lot 12 a distance of 106.65 feet (Deed calls for 106.85); thence turn right 88 degrees 23 minutes 52 seconds and run northeasterly 412.50 feet; thence turn right 74 degrees 44 minutes 15 seconds and run southeasterly 48.70 feet; thence turn left 3 degrees 24 minutes 09 seconds and run southeasterly 76.30 feet; thence turn right 110 degrees 16 minutes 02 seconds and run southwesterly 452.90 feet to the point of beginning.

ALSO, an easement for ingress and egress, described as follows:

Commence at the southwest corner of Lot 12, Sector "A" of The Homestead, as recorded in Map Book 8, Page 167, in the Office of Judge of Probate of Shelby County, Alabama; thence run northwesterly along the west line of said lot 12, a distance of 106.65 feet to the point of beginning of said easement; thence continue last described course 78.33 feet to a point on the south right of way of Vink Circle, said point being on a clockwise curve having a central angle of 42 degrees 50 minutes and a radius of 23.0 feet; thence run along the arc of said curve 18.69 feet to a point on a counterclockwise curve having a central angle of 4 degrees 31 minutes 12 seconds and a radius of 30.0 feet; thence run along the arc of said curve 3.94 feet; thence turn right 31 degrees 41 minutes 13 seconds from tangent and run southeasterly 68.56 feet; thence turn right 91 degrees 36 minutes 08 seconds and run southwesterly 20.0 feet to the point of beginning.

According to the survey of Ralph E. Chappell, P.L.S. 10549, dated February 20, 1996,

Elaine Boles and Emily Elaine Boles are one and the same person.

\$123,500 of the above recited purchase price was paid from a mortgage recorded simultaneously

Subject to taxes for 1996 and subsequent years, easements, restrictive covenants, rights-of-way

TO HAVE AND TO HOLD unto the said GRANTEE(S) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that unless the said tenancy hereby created is severed or terminated during the joint lives of the grantors herein in the event one grantor herein survives the other, the entire interest in fee simple shall pass to the surviving grantor, and if one does not survive the other, then the heirs and assigns of the grantor herein shall take as tenants in common.

And I weI do for myself (ourselves) and for my heirs, executors, and administrators, as well as the said GRANTEE(S), their heirs and assigns, that I weI are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I weI have a good right to sell and convey the same as aforesaid; that I weI warrant my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever, against the lawfull claims of all persons.

and permits of record.

IN WITNESS WHEREOF, We have hereunto set our hand and official seal this 23rd

day of February 19 96

WITNESS:

(Seal)

Charles Boles

(Seal)

(Seal)

Elaine Boles

(Seal)

(Seal)

STATE OF ALABAMA }  
Shelby COUNTY }

I, the undersigned authority,

a Notary Public in and for said County, in said State,

hereby certify that Charles Boles and wife, Elaine Boles

whose name(s) 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 conveyance they executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 23rd day of February A. D. 19 96

Mike T. Atchison

Notary Public

My Commission Expires: 10/16/96

1079