

This instrument was prepared by:  
Michael T. Atchison, Attorney at Law, Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: Danny C. Griffin

6027 Hwy 17  
Wetumpka Ala 35080

### WARRANTY DEED

STATE OF ALABAMA



20071226000576430 1/1 \$19.50  
Shelby Cnty Judge of Probate, AL  
12/26/2007 10:23:09AM FILED/CERT

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Eighty Five Thousand Two Hundred Ninety Six dollars and Zero cents (\$85,296.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, John Owen Griffin, a married man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Danny C. Griffin (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**All my undivided one-third interest in and to the following described property, to-wit:**

The West 478 1/2 feet of the NE 1/4 of the SE 1/4, Section 28, Township 20 South, Range 3 West, EXCEPT the North 300 feet sold to Aron Scurlock and wife, Mary Evelene Scurlock, as described in Deed Book 201, Page 90 and LESS AND EXCEPT that portion of the NE 1/4 of SE 1/4, Section 28, Township 20 South, Range 3 West that lies West of County Highway 17. ALSO, a part of the NE 1/4 of SE 1/4 of Section 28, Township 20 South, Range 3 West described as follows; Commencing at the SW corner of said forty and run East along South line 478 1/2 feet to point of beginning of tract herein described; thence run North parallel with West line of NE 14 of SE 1/4 a distance of 600 feet; thence run East and parallel with South line of said forty a distance of 478 1/2 feet; thence run South and parallel with West line of said forty 600 feet to South line of said forty; thence West along South line of said forty 478 1/2 feet to point of beginning. Being situated in Shelby County, Alabama.

Subject to taxes for 2008 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$77,000.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

TO HAVE AND 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 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 person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 21st day of December, 2007.

\_\_\_\_\_  
(SEAL)

*John Owen Griffin*  
John Owen Griffin (SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

Shelby County, AL 12/26/2007  
State of Alabama  
(SEAL)

\_\_\_\_\_  
(SEAL)

Deed Tax: \$8.50

\_\_\_\_\_  
(SEAL)

STATE OF ALABAMA

}

General Acknowledgment

SHELBY COUNTY

I, Michael T. Atchison, a Notary Public in and for the said County, in said State, hereby certify that John Owen Griffin, 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of December, 2007.

My commission expires: 10/16/2008

*Michael T. Atchison*  
Michael T. Atchison, Notary Public