

20110913000270540 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
09/13/2011 12:41:50 PM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT FRANK M. GRIFFIN, JR. and PATTI C. GRIFFIN, who took title as PATTI C. BULLOCK, husband and wife (herein, "Grantor"), whose address is 1018 Lake Forest Circle, Birmingham, AL 35244, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to FRANK M. GRIFFIN, JR. and PATTI C. GRIFFIN, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 1018 Lake Forest Circle, Birmingham, AL 35244, all of Grantor's interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1018 Lake Forest Circle, Birmingham, AL 35244

SOURCE OF TITLE: Instrument Number 1998-16272

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs and assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

AND, except as to the above and the taxes hereafter falling due, Grantor, for Grantor and Grantor's heirs and personal representatives, hereby covenants with the said Grantee and Grantee's heirs and assigns, that Grantor is seized of an indefeasible estate in fee simple in and to said property; that Grantor has a good and lawful right to sell and convey the same in fee simple; that said property is free and clear of all liens and encumbrances; that Grantor is in the quiet and peaceable possession of said property; and that Grantor does hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said Grantee and Grantee's heirs and assigns, against the lawful claims of all persons claiming by and through Grantor.

This property is not the homestead real property of Grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 30th day of AUGUST, 2011.



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GRANTOR:

Frank M. Griffin, Jr. (SEAL)
Frank M. Griffin, Jr.
Patti C. Griffin (SEAL)
Patti C. Griffin, who took title as
Patti C. Bullock

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said State and County, hereby certify that Frank M. Griffin, Jr., 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of AUGUST, 2011.

[Affix Notary Seal]

James A. Mabius
SIGNATURE OF NOTARY PUBLIC
My commission expires: 09-17-2011

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said State and County, hereby certify that Patti C. Griffin, who took title as Patti C. Bullock, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of AUGUST, 2011.

[Affix Notary Seal]

James A. Mabius
SIGNATURE OF NOTARY PUBLIC
My commission expires: 09-17-2011

This instrument was prepared by:

STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

When recorded, please mail to:

LAMAIAH FLOWERS
TIMIOS, INC.
5716 CORSA AVENUE, #102
WESTLAKE VILLAGE, CA 91362

The Grantee's address is:

FRANK M. GRIFFIN, JR.
PATTI C. GRIFFIN
1018 LAKE FOREST CIRCLE
BIRMINGHAM, AL 35244



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EXHIBIT A

[Legal Description]

Lot 279, according to the Survey of Riverchase Country Club, 9th Addition, as recorded in Map Book 8, Page 46 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 2011 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.