



20120207000045620 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
02/07/2012 10:11:42 AM FILED/CERT

This instrument was prepared by:
Kracke & Thompson, LLP
2204 Lakeshore Drive, Ste 306
Birmingham, AL 35209

Send Tax Notice To:

Warranty Deed

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$117,500.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Elizabeth S. Compton (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

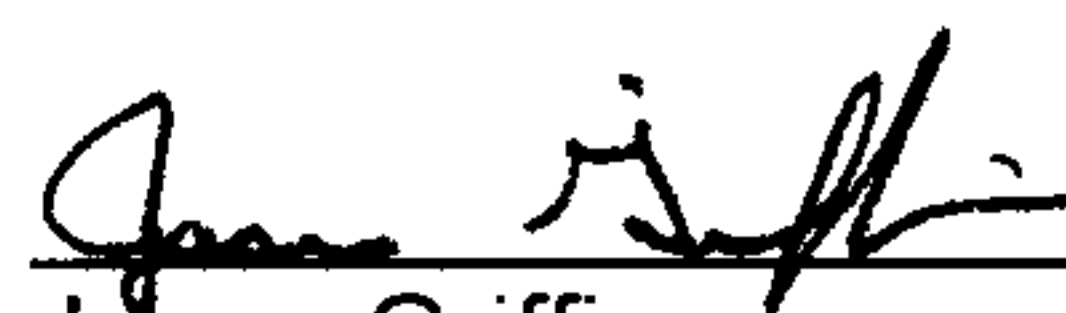
Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

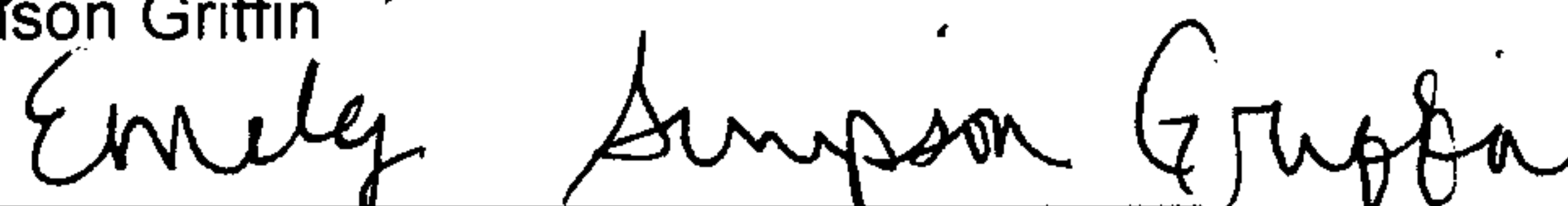
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from encumbrances, unless otherwise noted above; that I (we) have a 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.

Note; \$119,897.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Jason Griffin and wife Emily Simpson Griffin has/have hereunto set his/her/their hand(s) and seal(s), this 11th day of January, 2012



Jason Griffin

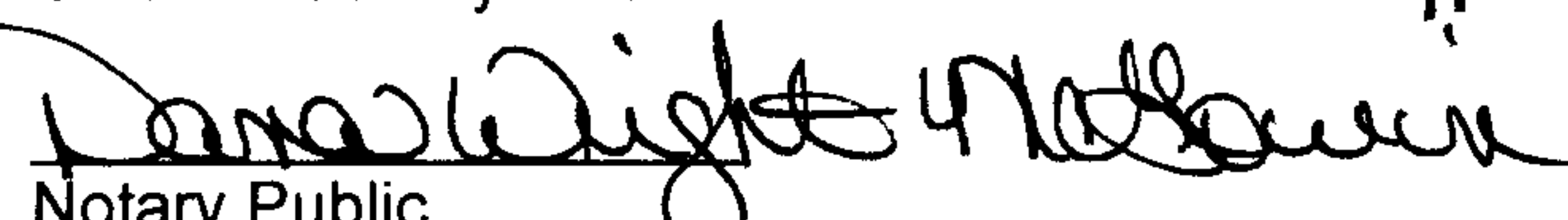


Emily Simpson Griffin

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Jason Griffin and Emily Simpson Griffin, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, They executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 11th Day of January, 2012



Notary Public
Commission Expires: 3/5/13

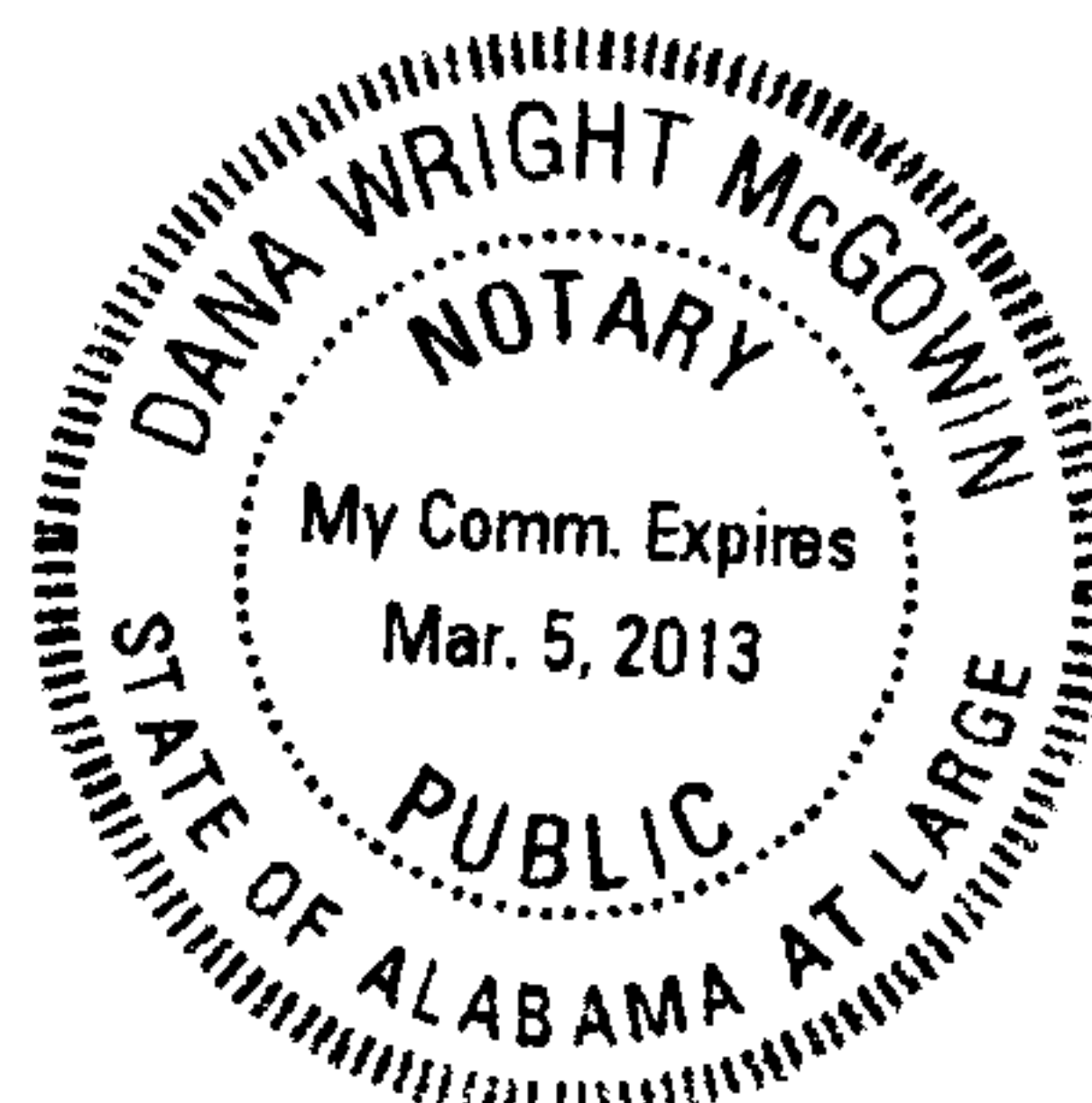


EXHIBIT "A"
Legal Description

Lots 9, 10, and 11, in Block 52, according to the map of Resurvey of Russel R. Hetz Property, as recorded in Map Book 3, Page 119, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT:

That part of Lot 11 conveyed to Norman M. Rhodes and Patricia L. Rhodes, as recorded in Instrument No. 1997-26537, in the Office of the Probate Judge of Shelby County, Alabama, being more particularly described as follows:

A part of Lot 11, Block 52, according to Resurvey of Russel R. Hetz Property, as recorded in Map Book 3, Page 119, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described by metes and bounds as follows: Beginning at a steel pin corner marking the Southwest corner of Lot 16, Block 52, Resurvey of Russel R. Hetz Property, as recorded in Map book 3, Page 119, in the office of the Judge of Probate of Shelby County, Alabama, and run thence Northerly along the West line of said Block 52 a distance of 250.00 feet to a steel pin marking the Northwest corner of Lot 12 of said Block 52 of said Resurvey of Russel R. Hetz Property; thence turn a deflection angle of 83 degrees 21 minutes 11 seconds to the right and run East-Northeasterly a distance of 151.01 feet to a steel pin corner 17.0 feet North of the Northeast corner of same said Lot 12, of same said Block 52, of same said Resurvey of Russel R. Hetz Property; thence turn a deflection angle of 96 degrees 38 minutes 49 seconds to the right and run Southerly along the west line of a twenty foot alley a distance of 267.00 feet to a steel pin corner on the Southeast corner of Lot 16, of same said Block 52, of same said Resurvey of Russel R. Hetz Property; thence turn a deflection angle of 89 degrees 49 minutes 00 seconds right and run Westerly along the South line of said Lot 16 a distance of 150.00 feet to the Point of Beginning.