

# WARRANTY DEED

\*\*\*JOINT TENANTS WITH RIGHT OF SURVIVORSHIP\*\*\*

✓ THE STATE OF ALABAMA,  
JEFFERSON COUNTY. }

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Three Hundred Seventy Five Thousand Dollars DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, John E. Griffin and Julie S. Griffin Husband and wife (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto Brittany G. Denson and Jonathan W. Denson by JOINT TENANTS WITH RIGHT OF heirs and assigns, the following described Real Estate, situated in the County of Shelby and State of Alabama, to-wit:

Legal Description attached and made a part hereof

\$356,250.00 of the consideration was paid from the ~~proceeds~~ of a mortgage loan.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S) their heirs and assigns FOREVER.

And GRANTOR do(es) covenant with the said GRANTEE(S), their heirs and assigns, that they are lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances except as hereinabove provided; that they has(have) a good right to sell and convey the same to the said GRANTEE(S) their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S) their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

*John E. Griffin*  
IN WITNESS WHEREOF, they have hereunto set their hand and seal, this 11th day of June 2012.

WITNESS:

Willie O. Coffman  
Margaret G. Coffman

*John E. Griffin*  
John E. Griffin (L.S.)

*Julie S. Griffin*  
Julie S. Griffin (L.S.)

(L.S.)

✓ THE STATE OF ALABAMA,  
JEFFERSON COUNTY. }

I, the undersigned, John C. Griffin, a Notary Public, in and for said State Alabama, hereby certify that John E. Griffin and Julie S. Griffin Husband and wife whose names is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day that, being informed of the contents of the conveyance, he, she, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of June, 2012.

*John C. Griffin*  
MY COMMISSION EXPIRES APRIL 1, 2013



20120727000270980 1/2 \$34.00  
Shelby Cnty Judge of Probate, AL  
07/27/2012 08:45:52 AM FILED/CERT

FOR RECORDING ONLY

GT-RSD-28527

This instrument was prepared by Joan M. Brady 449 Taft Avenue, Glen Ellyn, IL 60137

Shelby County, AL 07/27/2012  
State of Alabama  
Deed Tax: \$19.00

**EXHIBIT "A"**

**Lot 135-A, according to the Survey of Final Plat of Greystone Farms, Resurvey of Lots 2, 135 and 136, Milners Crescent Sector, Phase 4, as recorded in Map Book 25, Page 11, in the Probate Office of Shelby County, Alabama.**

**THIS IS A PURCHASE MONEY MORTGAGE**

