

This instrument was prepared by:  
Wallace, Ellis, Fowler, Head & Justice  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
Marvin T. Griffin & Tracy L. Griffin  
7427 Hwy 47  
Shelby, AL 35143

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **ONE HUNDRED FIFTY FOUR THOUSAND FIVE HUNDRED AND NO/00 DOLLARS (\$154,500.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **JEAN F. RASCO, a married woman, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **MARVIN TANNER GRIFFIN and TRACY L. GRIFFIN, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

From the Southwest corner of Section 10, Township 24 North, Range 15 East, Shelby County, Alabama, run East 21 feet to the Northeasterly right of way line of County Road No.47; thence run along said right of way line North 44 degrees, 26 minutes, 09 seconds West 847.76 feet to the beginning point of subject lot; from said point, continue said course 332.136 feet; thence North 27 degrees, 10 minutes, 05 seconds East 132.810 feet; thence North 44 degrees, 39 minutes, 11 seconds East 104.636 feet; thence North 60 degrees, 07 minutes, 36 seconds East 275.691 feet; thence North 56 degrees, 50 minutes, 22 seconds East 92.057 feet; thence North 57 degrees, 52 minutes, 29 seconds East 299.254 feet; thence South 44 degrees, 22 minutes, 24 seconds East 224.898 feet; thence South 45 degrees, 35 minutes, 03 seconds West 879.887 feet, back to the beginning point.

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way and permits of record.

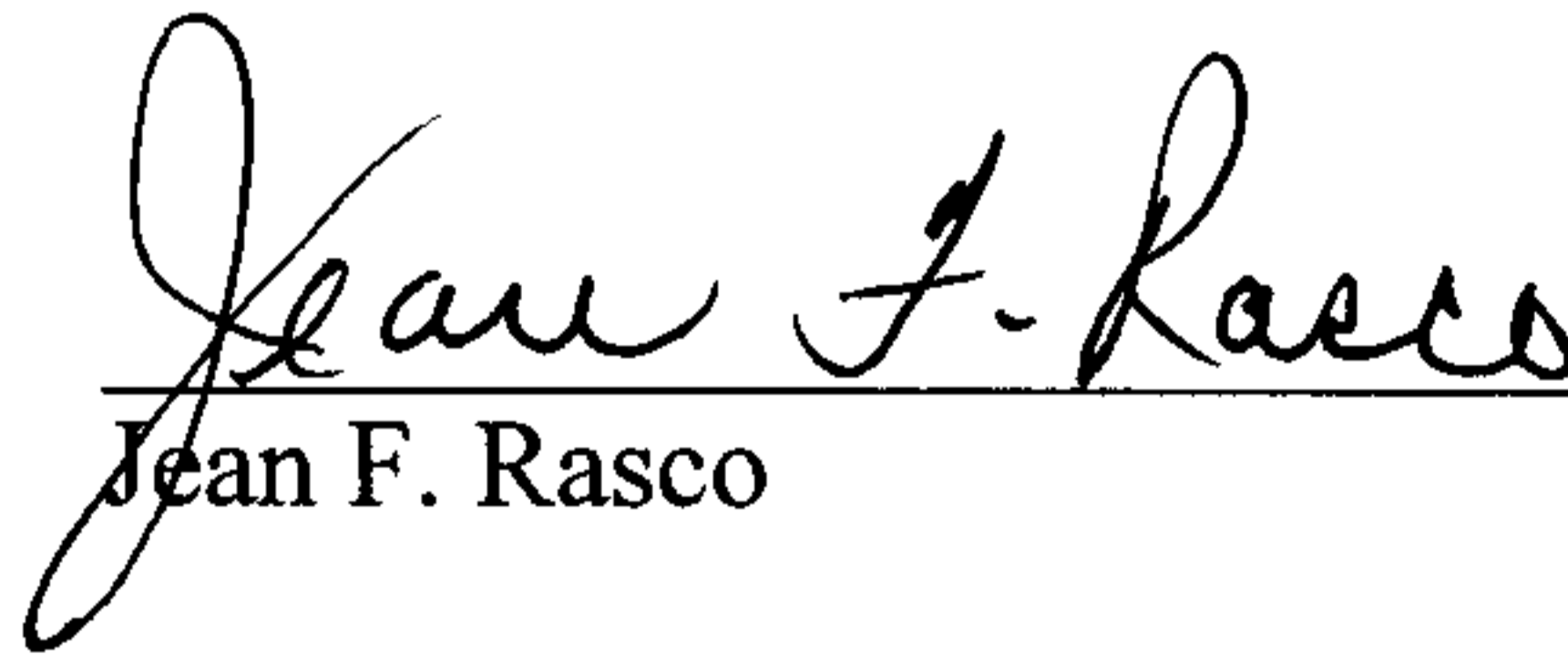
All of the above recited purchase price was paid by a mortgage being recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR HER SPOUSE.

**TO HAVE AND TO HOLD** unto the said GRANTEES 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 joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

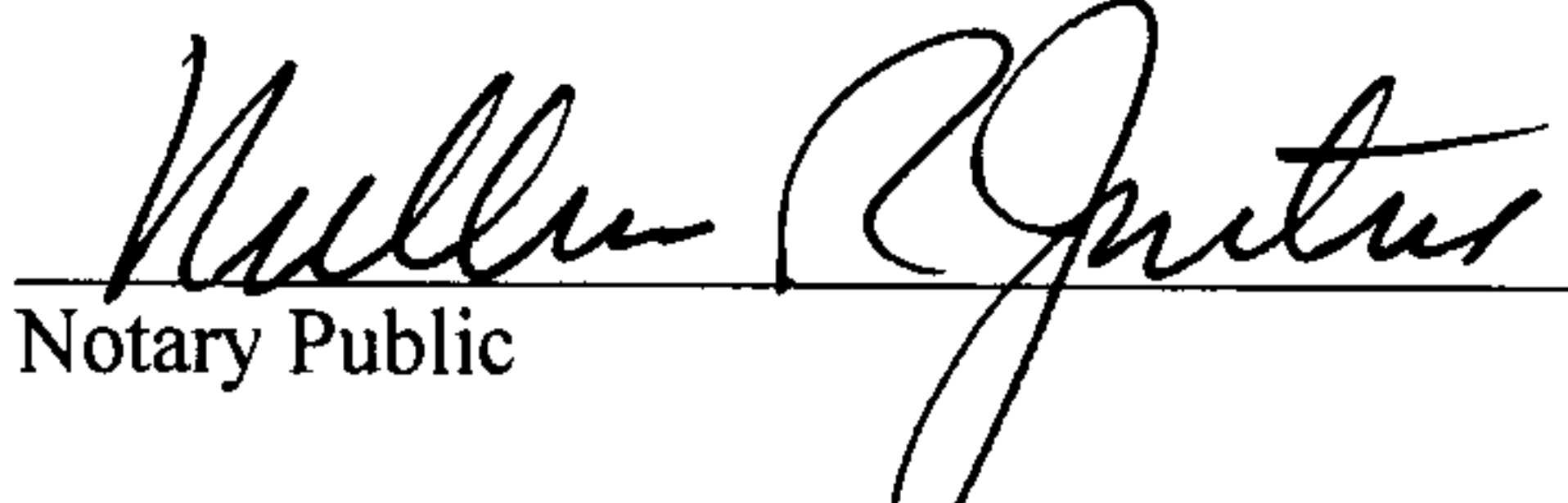
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 13<sup>th</sup> day of December, 2012.

  
\_\_\_\_\_  
Jean F. Rasco

STATE OF ALABAMA)  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Jean F. Rasco, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13<sup>th</sup> day of December, 2012.

  
\_\_\_\_\_  
Notary Public

My commission expires: 9/12/15



20121214000478210 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
12/14/2012 11:45:00 AM FILED/CERT



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name Jean F. Rasco

Grantee's Name Marvin Tanner Griffin & Tracy L. Griffin

Mailing Address 2 Lake Forest Lane  
Wilsonville, AZ 35186

Mailing Address 7427 Hwy 47  
Shelby, AZ 35143

Property Address 7427 Hwy 47  
Shelby, AL 35143

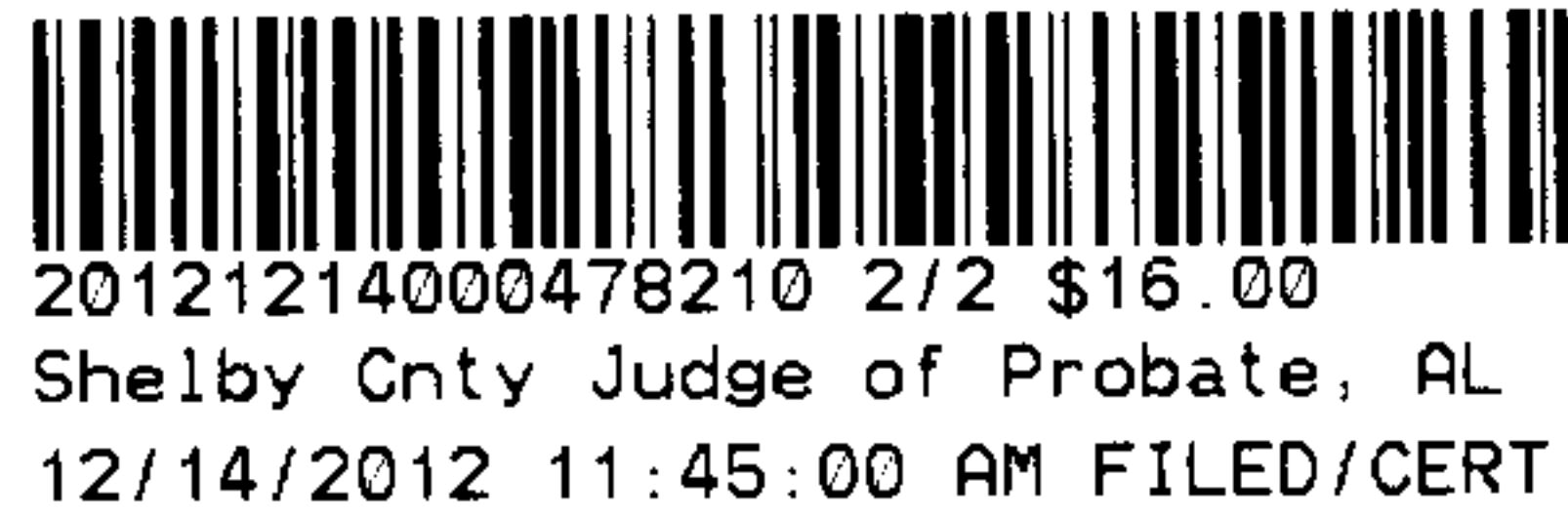
Date of Sale 12/13/12

Total Purchase Price \$ 154,500.00  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale  
 Sales Contract  
 Closing Statement

Appraisal  
 Other



If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address -the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975§ 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975§ 40-22-1 (h).

Date 12-13-12

Sign Jean F. Rasco  
(Grantor) Grantee/Owner/Agent circle one

Print William R. Justice Jean F. Rasco

Unattested

William R. Justice  
(Verified by)