

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith  
Law Offices of F. Wayne Keith PC  
120 Bishop Circle  
Pelham, Alabama 35124

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

**WARRANTY DEED**

**Joint tenants with right of survivorship**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Two Hundred Thousand and no/100's Dollars (\$200,000.00)** to the undersigned grantors,

**Joseph Gribbin, Jr. and wife, Ann Blair Gribbin**

in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

**H. Miller Sproull, III and Joy Martin Sproull**


as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 106, according to the Survey of Kirkman Preserve - Phase 1B, as recorded in Map Book 43, Page 140, In the Probate Office of Shelby County, Alabama.**

**Subject to:**

- 1. Taxes for the year 2014 and subsequent years.**
- 2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.**
- 3. Right-of-way granted to Alabama Power Company recorded in Deed Book 101, Page 570; Deed Book 187, Page 372; Deed Book 194, Page 336; Deed Book 197, Page 387; Deed Book 217, Page 750; Deed Book 220, Page 67 and Inst. No. 2014-7824 (Shelby County) and Volume 6271, Page 463 (Jefferson).**
- 4. Rights of others in and to the use of easement for ingress, egress and utilities reserved in Deed Book 201, Page 363 and Deed Book 201, Page 365.**
- 5. Right-of-way granted to Shelby County recorded in Deed Book 216, Page 22 to Page 26 and Deed Book 218, Page 262.**
- 6. Rights of others in and to the use of easements for ingress, egress and utilities reserved in Deed Book 331, Page 329; Inst. No. 1993-31528 and Inst. No. 1993-31529.**
- 7. Terms, agreements and right of way to Alabama Power Company as recorded in Inst. No. 20050803000391990.**

Shelby County, AL 05/19/2014  
State of Alabama  
Deed Tax: \$200.00

  
20140519000149510 1/4 \$223.00  
Shelby Cnty Judge of Probate: AL  
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**8. Riparian and other rights created by the fact that the subject property fronts on Moon Glow Lake, pond and streams.**

**9. Easement to Alabama Gas Company and mineral and mining rights Incident thereto recorded in Real Volume 3192, Page 293 in the Probate Office of Jefferson County, Alabama.**

**10. Declaration of Covenants, Conditions and Restrictions as recorded in inst. No. 2014-3114.**

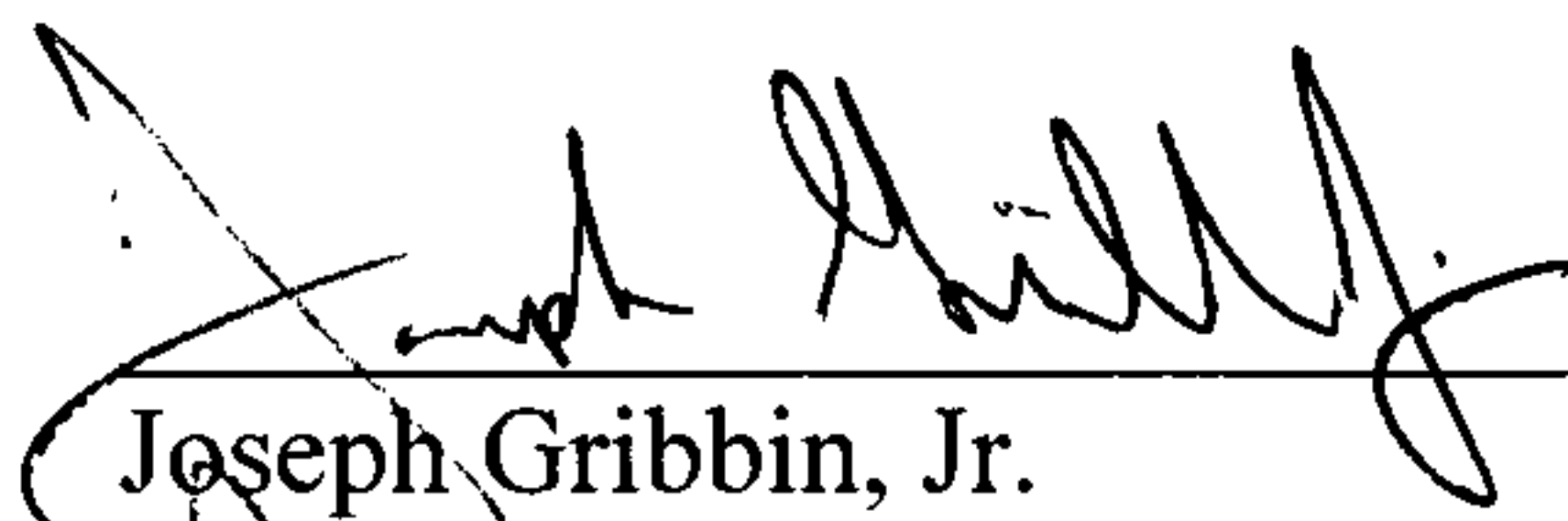
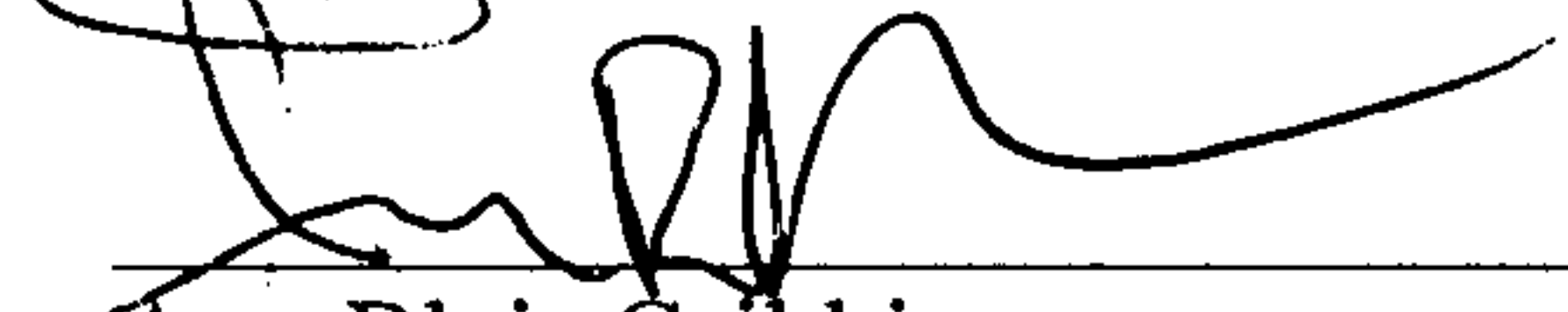
TO HAVE AND TO HOLD, to the said grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees 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 we do, for ourselves and for our heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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.


IN WITNESS WHEREOF, we have hereunto set my hand and seal, this the 15th day of May, 2014.

WITNESS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
\_\_\_\_\_  
Joseph Gribbin, Jr.  
  
\_\_\_\_\_  
Ann Blair Gribbin

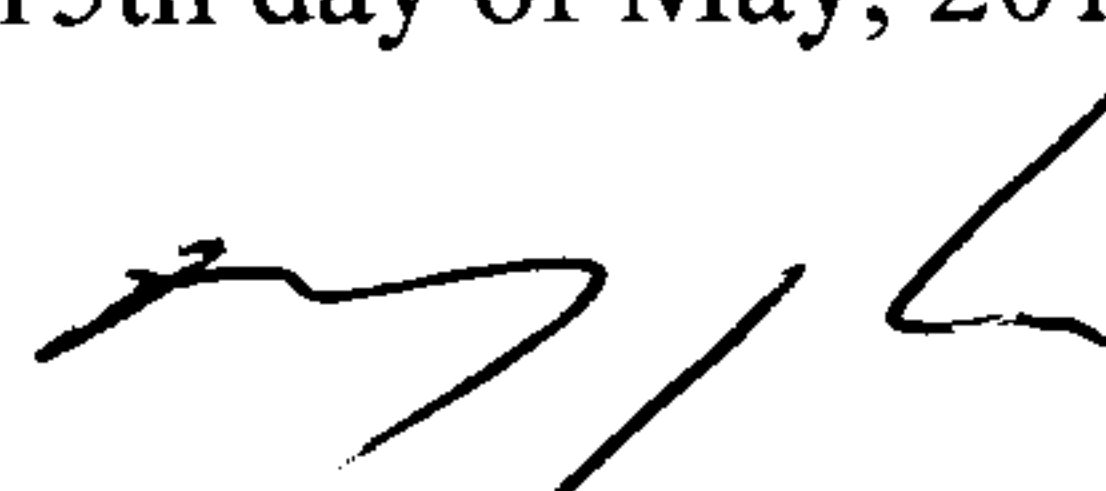
*Notary Acknowledgement on next page*

  
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STATE OF ALABAMA  
SHELBY COUNTY

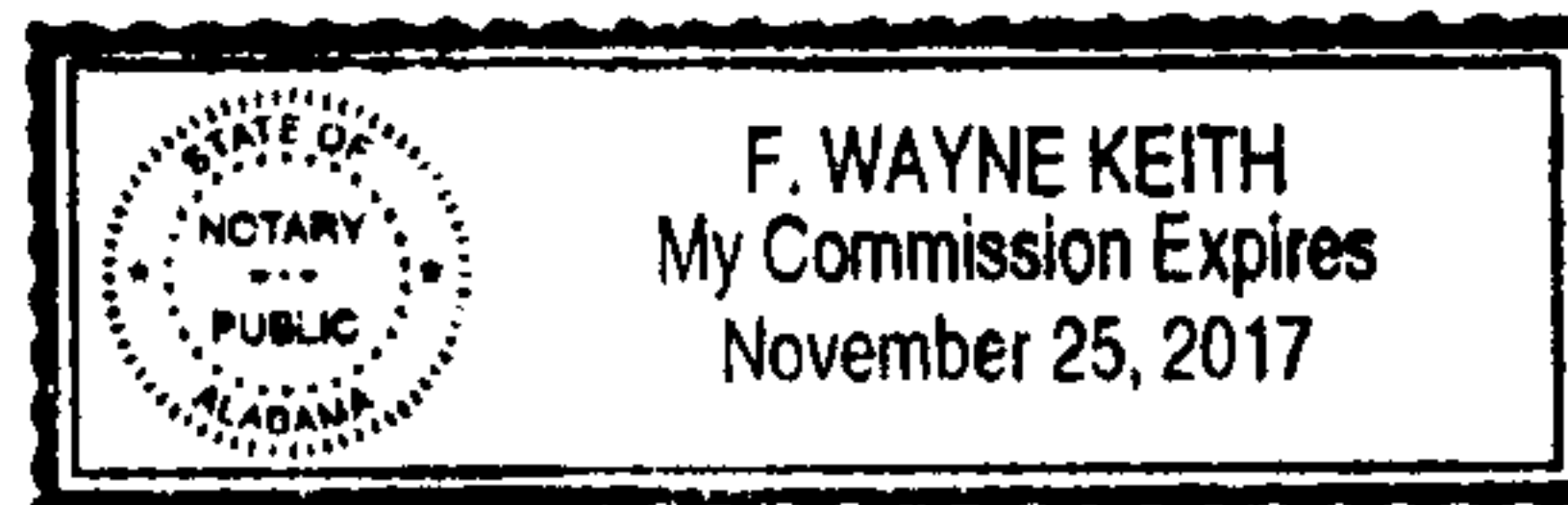
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Joseph Gribbin, Jr. and Ann Blair Gribbin, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 15th day of May, 2014.



Notary Public

SEND TAX NOTICE TO:  
H. Miller Sproull, III  
204 Oakmont Circle  
Birmingham, Alabama 35244



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### Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantors' Name: Joseph Gribbin, Jr. and Ann Blair Gribbin

Mailing Address : 68 Norman Drive  
Birmingham, AL 35213

Grantees' Name: H. Miller Sproull III and Joy Martin Sproull

Mailing Address: 204 Oakmont Circle  
Birmingham, AL 35244

Property Address: Lot 106 Survey of Kirkman Preserve

Date of Transfer: May 15, 2014

Total Purchase Price \$200,000.00

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	Appraisal
x	Sales Contract	Other
x	Closing Statement	

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

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: May 15, 2014

Sign [Signature]  
x verified by Joseph Gribbin, Jr.-grantor

Sign [Signature]  
x verified by Ann Blair Gribbin-grantor

Sign [Signature]  
x verified by H. Miller Sproull, III--grantee

Sign [Signature]  
x verified by Joy Martin Sproull--grantee

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