

SEND TAX NOTICE TO:
Jeffrey Griggs, Becky Griggs,
Karl P. Dziadula and Jean M. Dziadula
447 Cambrian Ridge Trail
Pelham, AL 35124

This instrument was prepared by:
Frank Steele Jones
Frank Jones & Associates, LLC
500 Southland Drive, Suite 230
Hoover, AL 35226


20140909000282030 1/2 \$46.00
Shelby Cnty Judge of Probate: AL
09/09/2014 10:49:33 AM FILED/CERT

WARRANTY DEED

State of Alabama)
)
Shelby County)
KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Twenty Five Thousand dollars and Zero cents (\$125,000.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Norman Brandon and wife, Susan Voncile Thomas Brandon** (hereinafter referred to as the "Grantors" whether one or more), grants, bargains, sells and conveys unto **Jeffrey Griggs, Becky Griggs, Karl P. Dziadula and Jean M. Dziadula** (hereinafter referred to as the "Grantees"), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 102, according to the plat of Chesapeake Subdivision, as recorded in Map Book 37, page 123 in the Office of the Judge of Probate for Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to ad valorem taxes for the years 2014, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record.

\$98,000.00 of the above mentioned purchase price was paid for from mortgage loan(s) closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees, as joint owners with rights of survivorship, their heirs and assigns forever.

And we do for ourselves and for our heirs, excutors 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 from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

IN WITNESS WHEREOF, we have herunto set our hands and seals, this the **3rd day of September, 2014**

Norman Brandon (SEAL)
Norman Brandon

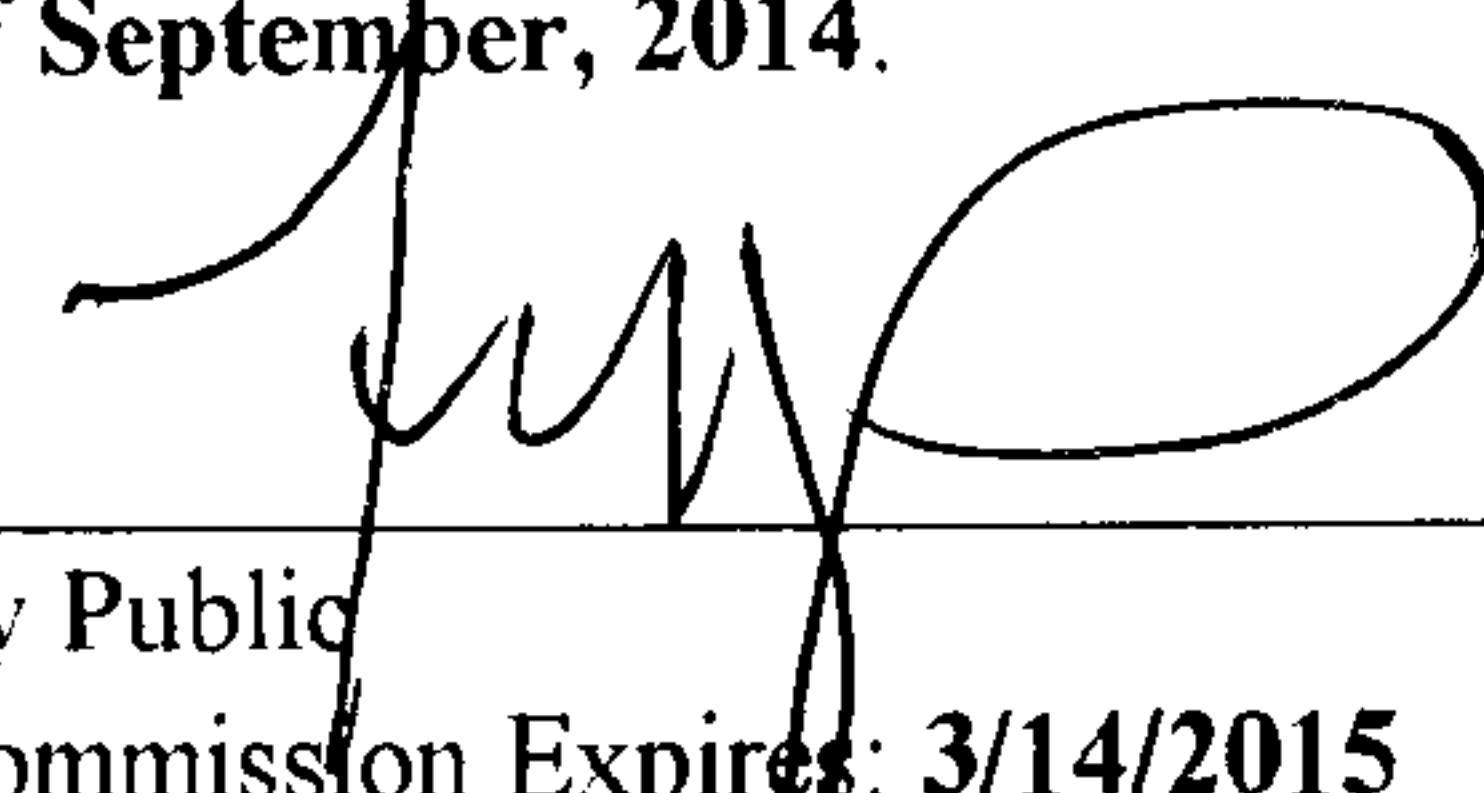
Susan Voncile Thomas Brandon (SEAL)
Susan Voncile Thomas Brandon

State of Alabama)
)
Jefferson County)
General Acknowledgment

I, **Frank Steele Jones**, a Notary Public in and for said County, in said State, hereby certify that **Norman Brandon and Susan Voncile Thomas Brandon**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily for and as their own act on the day the same bears date.

Given under my hand and official seal this the **3rd day of September, 2014**.

(SEAL)



Notary Public
My Commission Expires: **3/14/2015**

FILE NO: 2014062

Shelby County, AL 09/09/2014
State of Alabama
Deed Tax: \$27.00

Real Estate Sales Validation Form

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

Grantor's Name NORMAN BRADON
Mailing Address 138 CRISFIELD CIRCLE
ALABAMA, AL 35007

Grantee's Name JEFFREY GRIGG, ET AL
Mailing Address 447 COMBINATION RIDGE TR.
PELHAM, AL 35124

Property Address 101 GROSSVILLE RD
ALABAMA, AL 35007

Date of Sale 9/3/14
Total Purchase Price \$ 125,000.00

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

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 9/3/14

Print Frank Steele Jones

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1

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