

Prepared by:  
Chesley P. Payne  
Massey, Stotser & Nichols, PC  
1780 Gadsden Highway  
Birmingham, AL 35235  
File No.: 20141868

Send Tax Notice To:  
Jodi Nowak  
4071 Guilford Road  
Birmingham, AL 35242

GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of **One Hundred Fifty Five Thousand Dollars and No Cents (\$155,000.00)** and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **Ken Griffin, as Personal Representative of the Estate of Joan Lathem Griffin, Shelby County Probate Case PR 2013-000841** (herein referred to as GRANTOR, whether one or more) does by these presents grant, bargain, sell and convey unto **Jodi Nowak** (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 86, according to the Final Record Plat of Greystone Farms, Guilford Place, Phase 2, as recorded in Map Book 22, Page 24, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:** (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any

**Note:** \$ 68195.35 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

This property is not the homestead of Ken Griffin or his spouse as defined by the Code of Alabama.


**TO HAVE AND TO HOLD**, to the said GRANTEE, her heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, her heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, her heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I (we) have set my (our) hand(s) and seal(s), this 3rd day of October, 2014.

Estate of Joan Lathem Griffin, Shelby  
County Probate Case PR 2013-000841

By:   
Ken Griffin, Personal Representative

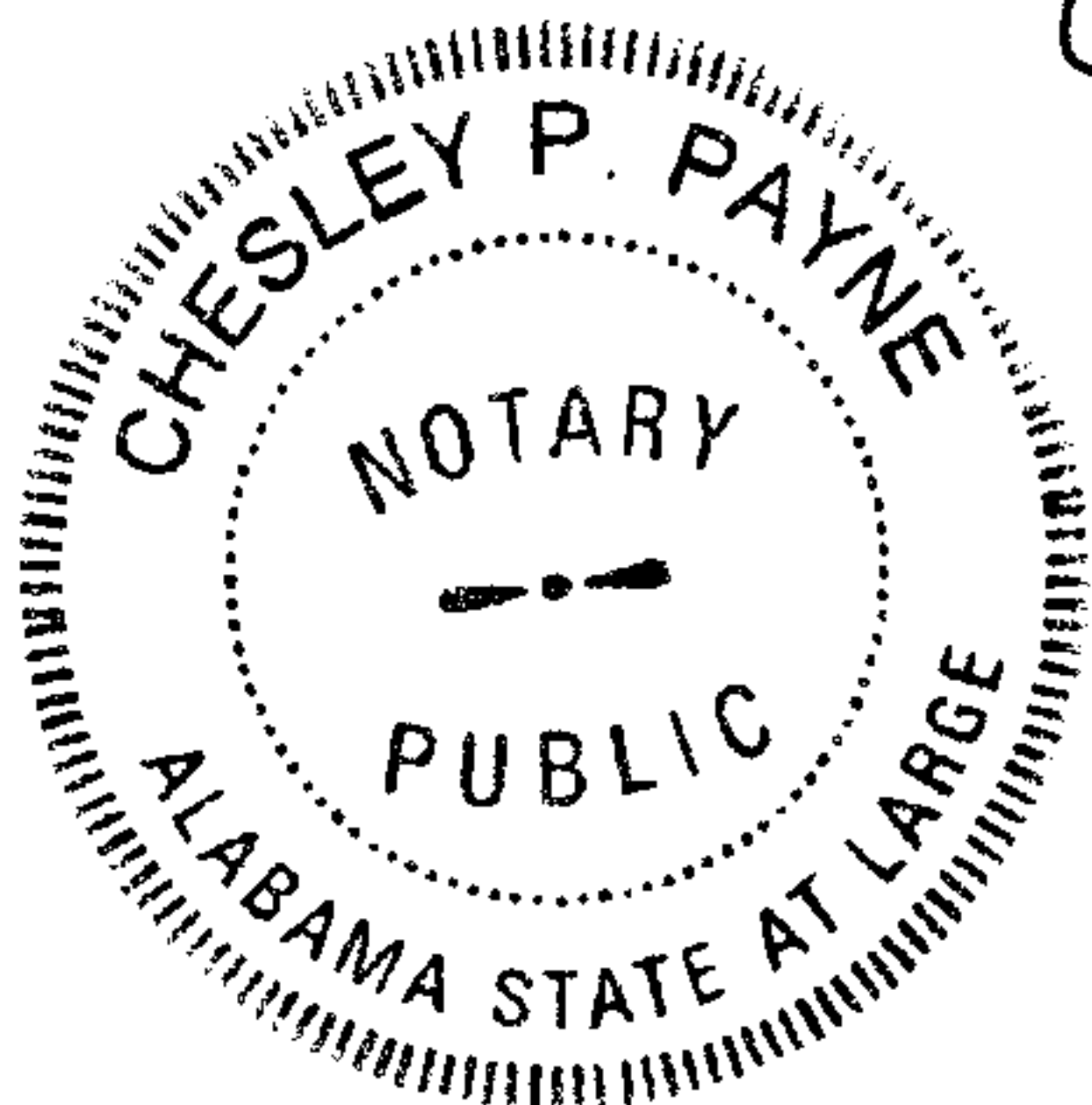
  
20141016000327900 1/2 \$104.00  
Shelby Cnty Judge of Probate, AL  
10/16/2014 11:39:16 AM FILED/CERT

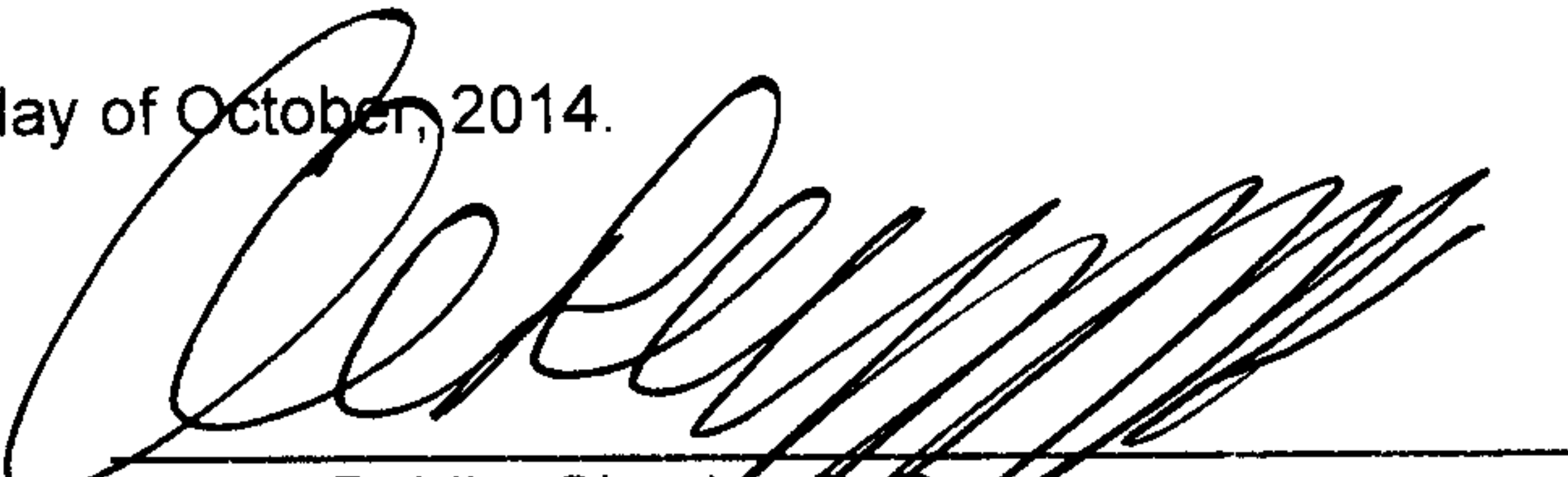
Shelby County, AL 10/16/2014  
State of Alabama  
Deed Tax: \$87.00

State of Alabama  
County of Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ken Griffin, whose name as Personal Representative of the Estate of Joan Lathem Griffin, Shelby County Probate Case PR 2013-000841, 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, he, in his capacity as such attorney-in-fact and with full authority, executed the same voluntarily for and as the act of the said estate on the day the same bears date.

Given under my hand and official seal this 3rd day of October, 2014.



  
Notary Public: Chesley P. Payne  
My Commission Expires: August 02, 2015



Real Estate Sales Validation Form

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

Grantor's Name	Estate of Joan Lathem Griffin, Shelby County Probate Case PR 2013-000841	Grantee's Name	Jodi Nowak
Mailing Address	7504 Old Mill Circle Trussville, AL. 35173	Mailing Address	4071 Guilford Road Birmingham, AL 35242
Property Address	4071 Guilford Road Birmingham, AL 35242	Date of Sale	October 03, 2014
		Total Purchase Price	\$155,000.00
		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	_____ Appraisal
XX Sales Contract	_____ Other
_____ 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.

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.


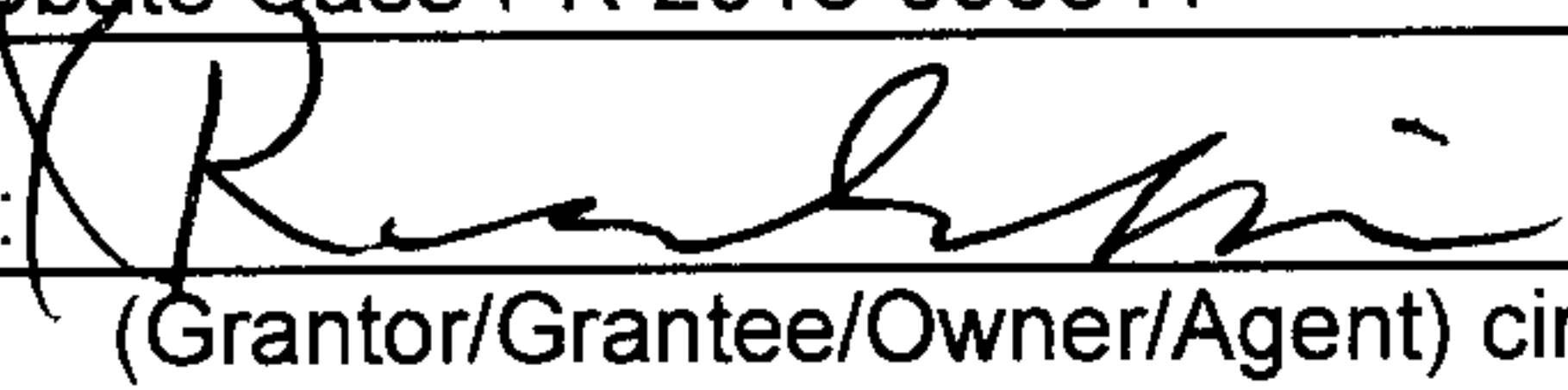
Date of Sale - the date on which interest to the property was conveyed.

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 of 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	October 3, 2014	Print	Estate of Joan Lathem Griffin, Shelby County Probate Case PR 2013-000841
Unattested		Sign By:	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one
			Ken Griffin, Personal Representative

8-2-15

20141016000327900 2/2 \$104.00  
Shelby Cnty Judge of Probate, AL  
10/16/2014 11:39:16 AM FILED/CERT

