

20150330000098700 1/5 \$283.50
Shelby Cnty Judge of Probate, AL
03/30/2015 11:59:56 AM FILED/CERT

SEND TAX NOTICE TO:

Trustee of the McMurray L.
Griffith Irrevocable Trust
10885 Lander Drive
Northport, AL 35473-7041

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

:

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That, McMurray L. Griffith, a married man (the "Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration received from the TRUSTEE OF THE MCMURRAY L. GRIFFITH IRREVOCABLE TRUST, dated March 11, 2015 (the "Grantee"), the receipt, adequacy, and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, and convey unto the Grantee the following described real property situated in Shelby County, Alabama, together with any and all easements, licenses, privileges, hereditaments, and appurtenances belonging or in any way appertaining thereto (the "Subject Property"):

Parcel I

Begin at the Southeast corner of the SW ¼ of the NE ¼ of Section 21, Township 22 South, Range 3 West, and go Northward along the East side of same 882.63 feet; thence turn an angle of 88 degrees 28 minutes to the left 540.79 feet to the point of beginning; thence continue Westward along this line 430.00 feet; thence at an angle of 94 degrees 40 minutes to the left 93.36 feet; thence at an angle of 85 degrees 20 minutes to the left 30 feet; thence at an angle of 30 degrees 00 minutes to the right 29.54 feet; thence at an angle of 30 degrees 00 minutes to the left 375.62 feet; thence at an angle of 94 degrees 40 minutes to the left 108.18 feet to the point of beginning.

ALSO, being at the Southeast corner of the SW ¼ of NE ¼, Section 21, Township 22 South, Range 3 West, and go Northward along the East side of same 882.63 feet; thence at an angle of 88 degrees 28 minutes

to the left 540.79 feet; thence at an angle of 94 degrees 40 minutes to the left 158.29 feet to the point of beginning; thence continue along this line south 108.18 feet; thence at an angle of 94 degrees 40 minutes to the right and run Westerly 400 feet; thence an angle of 85 degrees 20 minutes to the right 123.03 feet; thence an angle of 124 degrees 40 minutes to the right 29.54 feet; thence an angle of 30 degrees to the left 375.62 feet to the point of beginning.

LESS AND EXCEPT:

Commence at the point of intersection of the east right-of-way line of Alabama Highway 119 with the south right-of-way line of Overland Road; thence run easterly along said south right-of-way line of said Overland Road for a distance of 354.14 feet to the northeast corner of the parcel of land described in Deed Book 296, page 381 (Gentry Property), and being the northwest corner of the parcel of land described in Deed Book 348, page 371 (Griffith Property), said point being the point of beginning of the parcel of land herein described; thence turn an angle of 10 degrees 32 minutes 47 seconds to the right and run along said south right-of-way line of said Overland Road for 26.00 feet to a point; thence turn an angle of 74 degrees 03 minutes 20 seconds to the right and run southerly 117.70 feet to a point on the south boundary line of the above mentioned Griffith Property; thence turn an angle of 94 degrees 12 minutes 32 seconds to the right and run along the south boundary of said Griffith Property for 25.07 feet to a point, being the southwest corner of said Griffith Property; thence turn an angle of 85 degrees 47 minutes 28 seconds to the right and run northerly along the boundary line between the above mentioned Gentry and Griffith Properties for 123.00 feet to the point of beginning. Said parcel is lying in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 21, Township 22 South, Range 3 West. it is the intent of this description to describe a 25 foot wide strip of land running along the west side of the parcel mentioned above as the Griffith Parcel.

Source of Title being that certain deed from McMurray L. Griffith and wife, Maizie G. Griffith to McMurray L. Griffith dated March 24, 1993 and recorded at 1993-07917 in the office of the Judge of Probate of Shelby County Alabama.



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The Subject property does not constitute the homestead of the grantor or his spouse.

TO HAVE AND TO HOLD the Subject Property unto the Grantee and its successors and assigns forever.

The Grantor does hereby covenant to and with the Grantee that, except as to the matters, exceptions and reservations referred to above, the Grantor is lawfully seized of an indefeasible estate in fee simple in the Subject Property, the same is free from all encumbrances done or suffered by the Grantor, and it and its successors and assigns will forever warrant and defend the title to the Subject Property, as herein conveyed, unto the Grantee, and unto the successors and assigns of the Grantee, against the lawful claims of all persons claiming by, through, or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed and delivered this Statutory Warranty Deed on the 24 day of March, 2015.

McMurray L. Griffith (L.S.)
 McMurray L. Griffith

STATE OF ALABAMA)
 :
 SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that MCMURRAY L. GRIFFITH, a married man, whose name is signed to the foregoing Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of March, 2015.

[NOTARIAL SEAL]

Notary Public: Jay O. Howell
 My Commission Expires: 10/8/16



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**THIS INSTRUMENT HAS BEEN PREPARED IN
ACCORDANCE WITH THE INFORMATION SUPPLIED BY
THE PARTIES HERETO. NO TITLE EXAMINATION OF TITLE
OPINION WAS REQUESTED OF HAND ARENDALL LLC BY
EITHER THE GRANTOR OR THE GRANTEE, AND NONE
WAS CONDUCTED OR RENDERED.**

This instrument prepared by:
I. Ripon Britton, Jr., Esq.
HAND ARENDALL LLC
2001 Park Place North, Suite 1200
Birmingham, AL 35203



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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

Grantor's Name	McMurray L. Griffith	Grantee's Name	Trustee of the McMurray L. Griffith
Mailing Address	<u>Post Office Box 404</u> <u>Montevallo, AL 35115</u>	Mailing Address	<u>Irrevocable Trust</u> <u>10885 Lander Drive</u> <u>Northport, AL 35473-7041</u>
Property Address	<u>22 Stonehurst Green</u> <u>Birmingham, AL 35213</u>	Date of Sale	<u>March 24, 2015</u>
		Total Purchase Price \$	
		or	
		Actual Value	
		or	
		Assessor's Market Value \$	<u>257,140.00</u>

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
☐ Sales Contract	☒ Other Tax Assessor
☐ 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 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 _____ Print I. Ripon Britton, Jr.

Unattested _____ Sign [Signature]
(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1