

SEND TAX NOTICE TO:

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

STATUTORY WARRANTY DEED

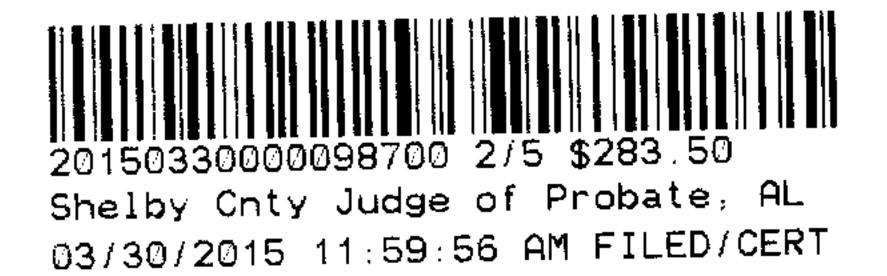
STATE OF ALABAMA)	KNOW ALL MEN BY THESE PRESENTS:
SHELBY COUNTY)	

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

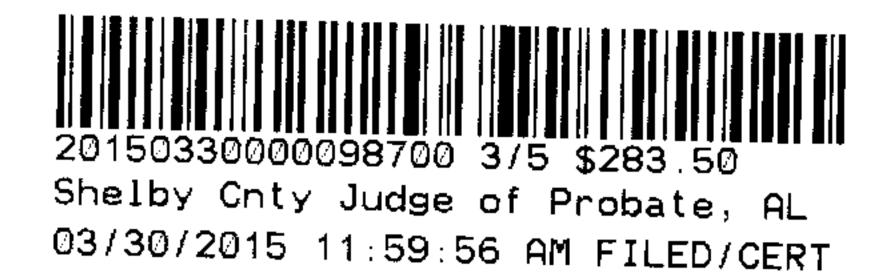


to the left 540.79 feet; thence at an angle of 94 degrees 40 minutes to the left 158.29 feet to the point of beginning; thence continue along this line south 108.18 feet; thence at an angle of 94 degrees 40 minutes to the right and run Westerly 400 feet; thence an angle of 85 degrees 20 minutes to the 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 ¼ of the NE ¼, 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.



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 24day of _______ 2015.

McMurray L. Griffith

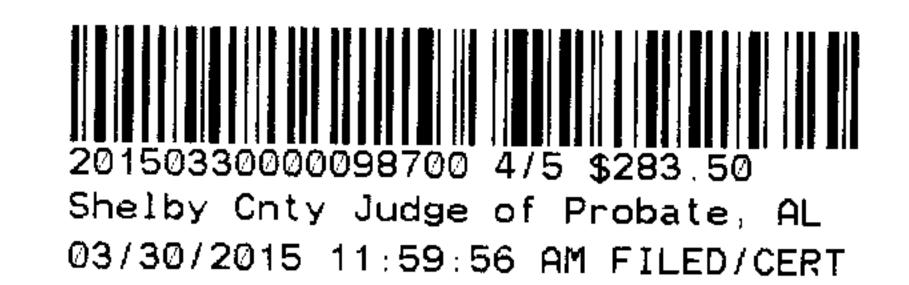
STATE OF ALABAMA)

:
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.

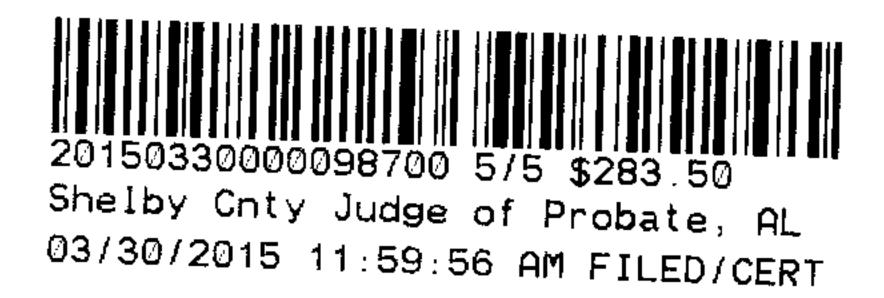
[NOTARIAL SEAL]



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

Form RT-1



Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	McMurray L. Griffith	Grantee's Name Mailing Address	Trustee of the McMurray L. Griffith Irrevocable Trust
	Post Office Box 404 Montevallo, AL 35115		Northport, AL 35473-7041
Property Address	22 Stonehurst Green Birmingham, AL 35213	Date of Sale	March 24, 2015
		Total Purchase Price or	<u>\$</u>
		Actual Value	
		or Assessor's Market Value	\$ 257,140.00
•	-		
-	ocument presented for record this form is not required.	dation contains all of the req	uired information referenced
	In mailing address - provide the rourrent mailing address.	nstructions e name of the person or per	sons conveying interest
•	d mailing address - provide th	e name of the person or pe	rsons to whom interest
Property address - 1	the physical address of the p	roperty being conveyed, if a	vailable.
Date of Sale - the d	ate on which interest to the p	roperty was conveyed.	
•	e - the total amount paid for the the instrument offered for rec		both real and personal,
conveyed by the ins	property is not being sold, the strument offered for record. The or the assessor's current mark	his may be evidenced by an	both real and personal, being appraisal conducted by a
excluding current us responsibility of valu	ed and the value must be determined and the value must be determined and the property and use property for property tax [Alabama 1975 § 40-22-1 (h)	s determined by the local of purposes will be used and t	
accurate. I further u	of my knowledge and belief the nderstand that any false state at the state of the s	ements claimed on this form	d in this document is true and may result in the imposition
Date		Print I. Ripon Britton, Jr.	
Unattested		Sign —	
•	(verified by)		/Owner/Agent) circle one