

This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Marvin T. Griffin & Tracy L. Griffin
7427 Hwy 47
Shelby, AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SEVENTEEN THOUSAND AND NO/00 DOLLARS (\$17,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **CATHY JORDAN, an unmarried woman, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **MARVIN TANNER GRIFFIN and TRACY L. GRIFFIN, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

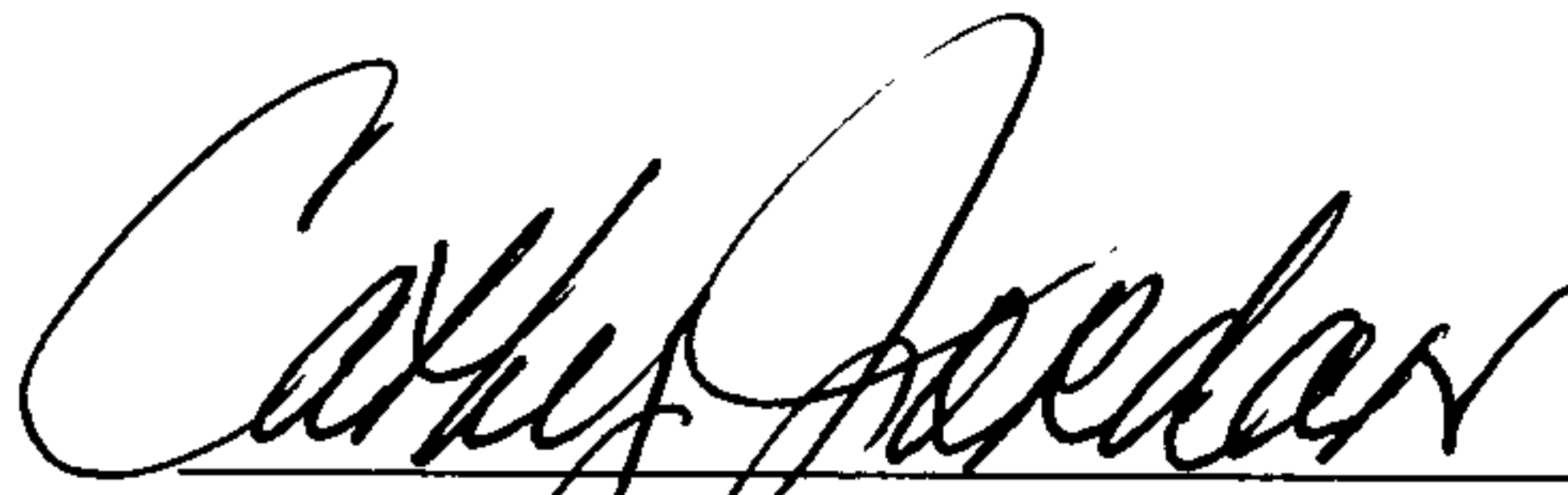
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to taxes for 2015 and subsequent years, easements, restrictions, rights of way and permits of record.

TO HAVE AND TO HOLD unto 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 grantee 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

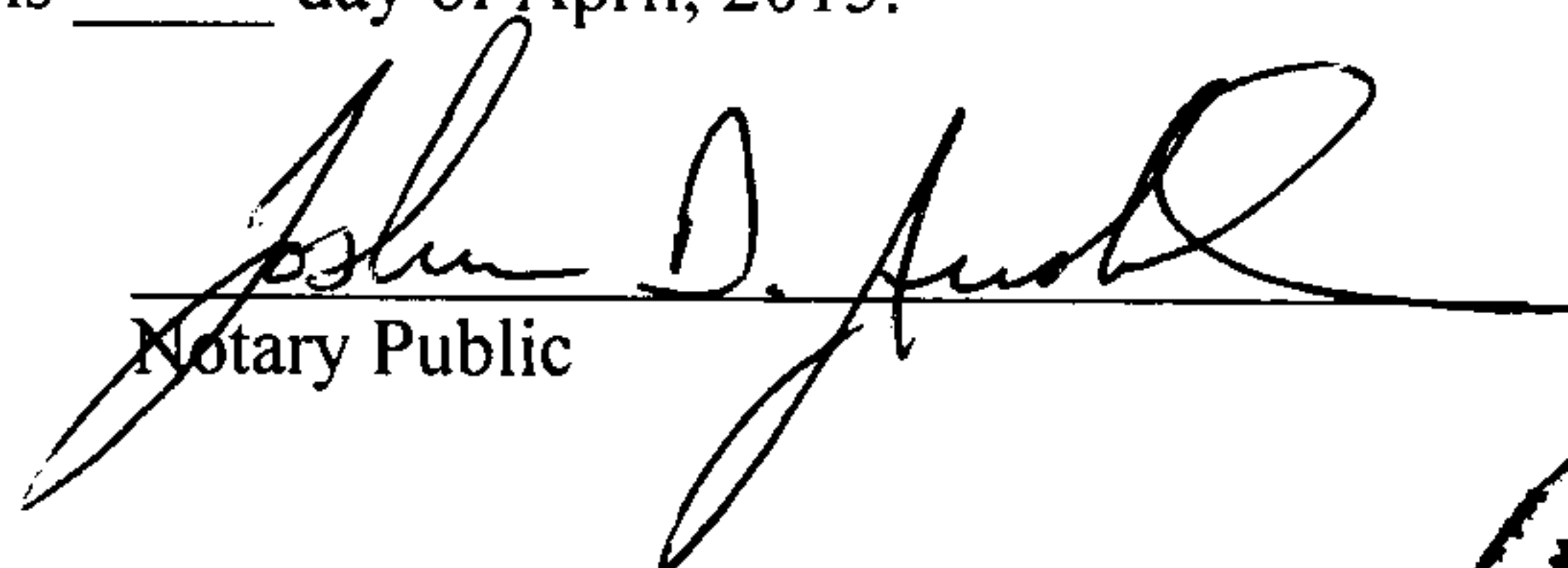
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3RD day of April, 2015.


Cathy Jordan

STATE OF ALABAMA)
SHELBY COUNTY)

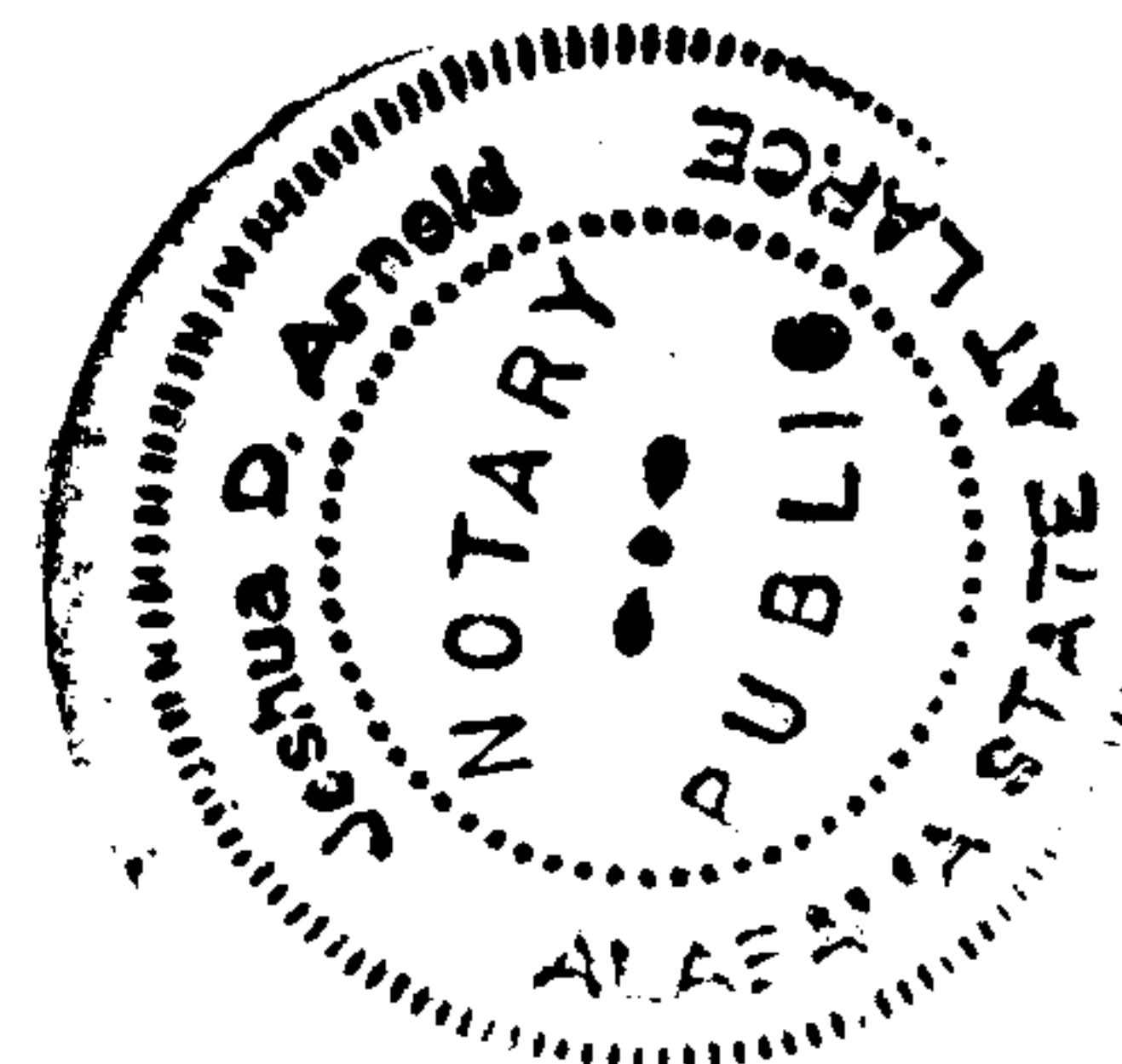
I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Cathy Jordan, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3RD day of April, 2015.


Notary Public

My commission expires: 8-21-2019

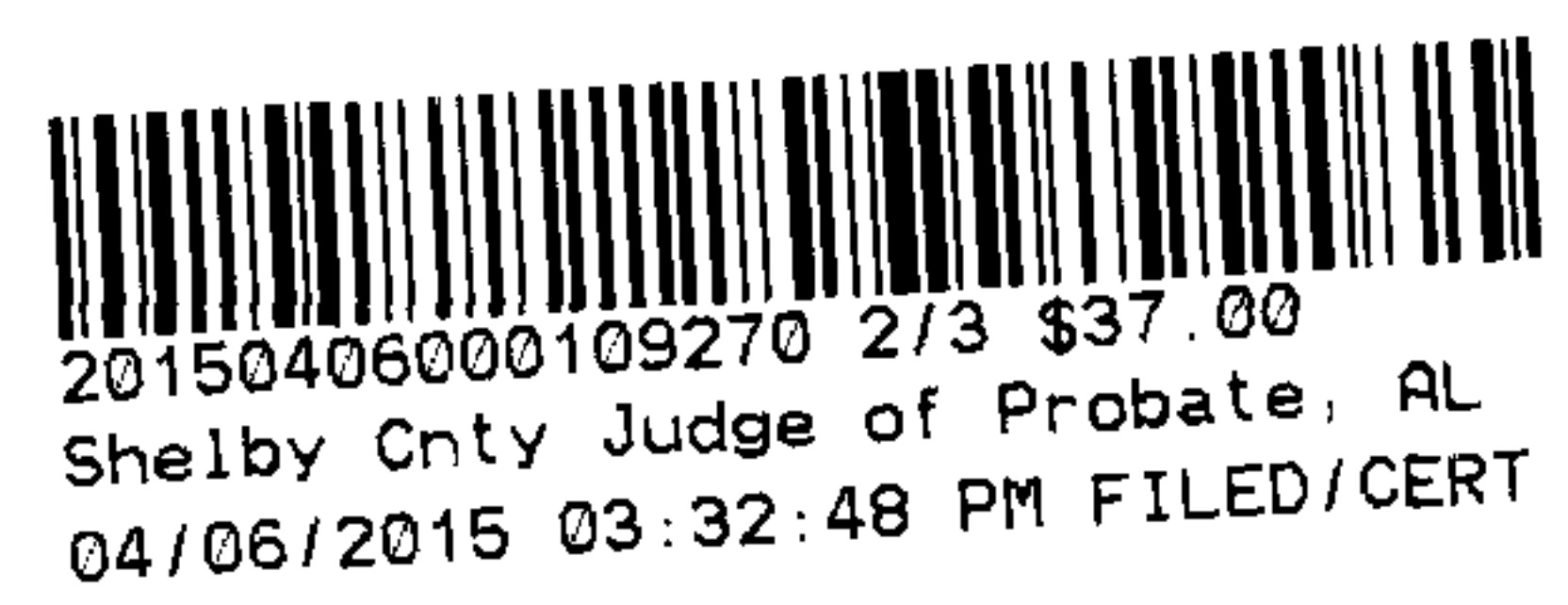

20150406000109270 1/3 \$37.00
Shelby Cnty Judge of Probate, AL
04/06/2015 03:32:48 PM FILED/CERT



Shelby County, AL 04/06/2015
State of Alabama
Deed Tax: \$17.00

EXHIBIT "A"
LEGAL DESCRIPTION

From the Southwest corner of Section 10, Township 24 North, Range 15 East, Shelby County, Alabama run East 21 feet to the Northeasterly right of way line of County Road No. 47; thence run along said right of way line N 44° 26' 09" W 1179.96 feet to the beginning point of subject lot; from said point, continue said course 113.031 feet; thence N 29° 32' 03" E 916.276 feet; thence S 44° 22' 24" E 473.595 feet; thence S 57° 52' 29" W 299.254 feet; thence S 56° 50' 22" W 92.057 feet; thence S 60° 07' 36" W 275.691 feet; thence S 44° 39' 11" W 104.636 feet; thence S 27° 10' 05" W 132.810 feet, back to the beginning point.



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name Marvin T. & Tracy L. Griffin
Mailing Address: 7427 Hwy 47
Shelby, AL 35143

Grantee's Name Cathy Jordan
Mailing Address _____

Property Address Hwy 47
Shelby, AL

Date of Sale _____

Total Purchase Price \$ 17,000.00

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


20150406000109270 3/3 \$37.00
Shelby Cnty Judge of Probate, AL
04/06/2015 03:32:48 PM FILED/CERT

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 04-03-2015

Sign Cathy Jordan
(Grantor/Grantee/Owner/Agent) circle one

Print CATHY JORDAN

☐ Unattested

Josh D. Jordan
(Verified by)