

This Instrument prepared by:
Christa C. Ketchum, LLC
1220 Alford Ave
Birmingham, AL 35226

SEND TAX NOTICE TO:
John Wiles
300 McClure Drive
Wilsonville, AL 35186

20150618000205230
06/18/2015 01:59:17 PM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

)
)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Thirty-Nine Thousand Nine Hundred And No/100 Dollars (\$239,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Dean Griffies and wife, Judy Griffies (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto John Wiles and Tina Wiles (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 9, Sector C, according to the survey of The Homestead as recorded in Map Book 8, Page 167 in the Probate Office of Shelby County, Alabama, and the following described parcel:
Commence at the Northeast corner of Section 18, Township 21 South, Range 2 East; thence run South 87 degrees 03 minutes 59 seconds West for 609.92 feet; thence run South 01 degrees 46 minutes 31 seconds East for 4185.83 feet; thence run South 88 degrees 13 minutes 29 seconds West for 633.27 feet to point of beginning; thence run South 20 degrees 30 minutes 37 seconds East for 205.52 feet; thence run South 89 degrees 59 minutes 59 seconds West for 117.63 feet to the point of commencement of a curve to the right having a central angle of 42 degrees 50 minutes and a radius of 25.0 feet; thence run the arc of said curve for 18.69 feet to the end of said curve and the point of commencement of a curve to the left having a central angle of 29 degrees 09 minutes 30 seconds and a radius of 50.0 feet; thence run along the arc of said curve for 25.45 feet; thence run North 08 degrees 00 minutes 15 seconds East for 130.18 feet; thence run North 10 degrees 02 minutes 03 seconds West for 269.43 feet; thence run South 71 degrees 34 minutes 32 seconds East for 37.58 feet; Thence run South 20 degrees 30 minutes 37 seconds East for 222.54 feet to the point of beginning. According to the survey Steven H. Gay, RLS #17522, dated June 9, 1997.

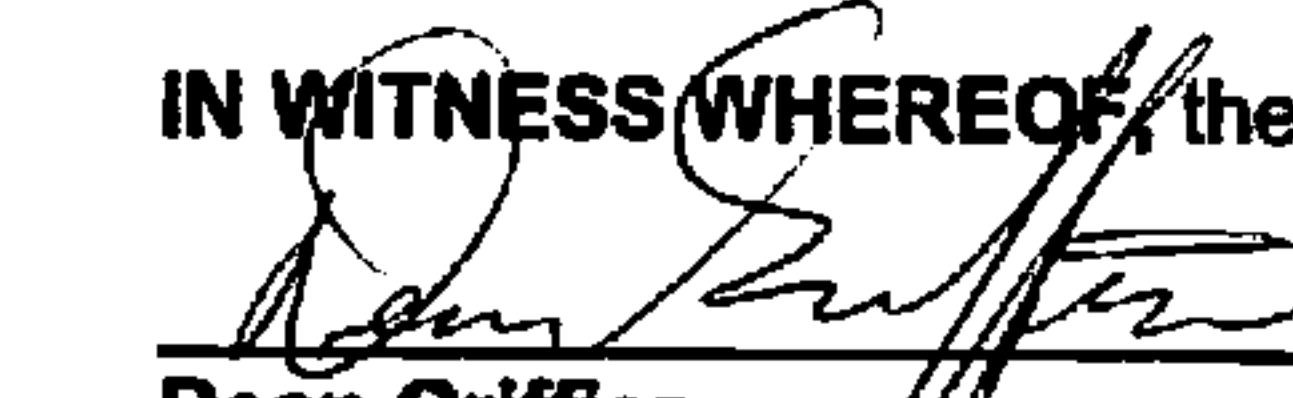
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

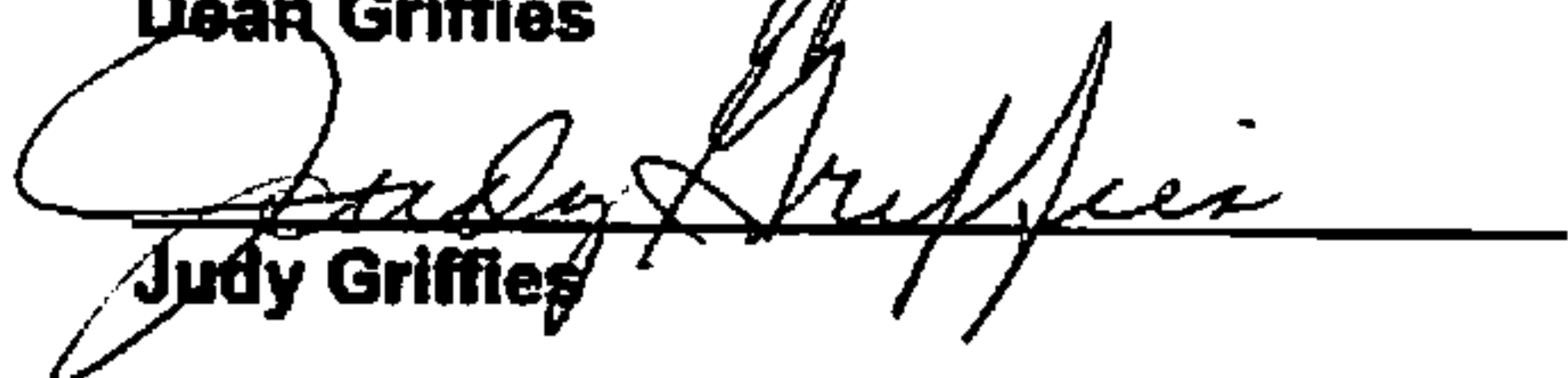
Two Hundred Twenty-Seven Thousand Nine Hundred Five And No/100 Dollars (\$227,905.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on May 15, 2015.


Dean Griffies


Judy Griffies

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Dean Griffies and Judy Griffies 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 on the day the same bears date.

Given under my hand and official seal on 15th day of May, 2015.


Notary Public

My commission expires:



FILE NO.: TS-1500789

Real Estate Sales Validation Form

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

Grantor's Name Dean Griffies and Judy Griffies

Grantee's Name John Wiles

Mailing Address 300 McClure Drive
Wilsonville, AL 35186Mailing Address _____
_____Property Address 300 McClure Drive
Wilsonville, AL 35186

Date of Sale May 15, 2015

Total Purchase Price \$239,900.00

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☐ 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 - Dean Griffies and Judy Griffies, 300 McClure Drive, Wilsonville, AL 35186.

Grantee's name and mailing address - John Wiles, , .

Property address - 300 McClure Drive, Wilsonville, AL 35186

Date of Sale - May 15, 2015.

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 with 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: May 15, 2015



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/18/2015 01:59:17 PM
\$29.00 CHERRY
20150618000205230

A handwritten signature in cursive script, likely belonging to James W. Fuhrmeister, the County Clerk.

Sign

A large, stylized handwritten signature in black ink, likely belonging to John Wiles, the Grantee.

Agent