

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-15-22447

Send Tax Notice To: Brian Scott Griffin
Brittany Shell Griffin

20150922000331850 1/3 \$30.50
Shelby Cnty Judge of Probate, AL
09/22/2015 10:43:10 AM FILED/CERT

805 Balkantrac Parkway
Pelham AL 35124

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Thirty Four Thousand Dollars and No Cents (\$34,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Stephen H. Lee**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Brian Scott Griffin and Brittany Shell Griffin**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

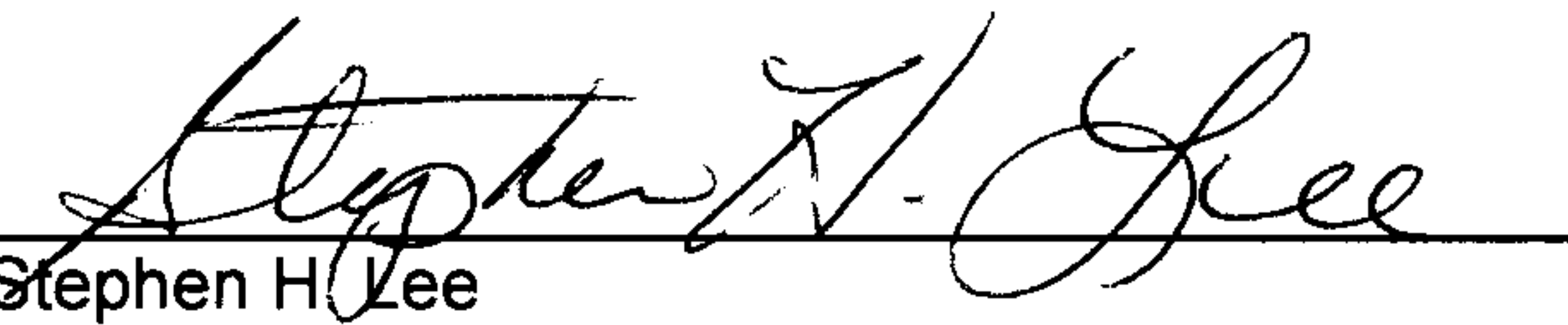
Property may be subject to taxes for 2015 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the grantor herein.

\$23,800.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 18th day of September, 2015.


Stephen H. Lee

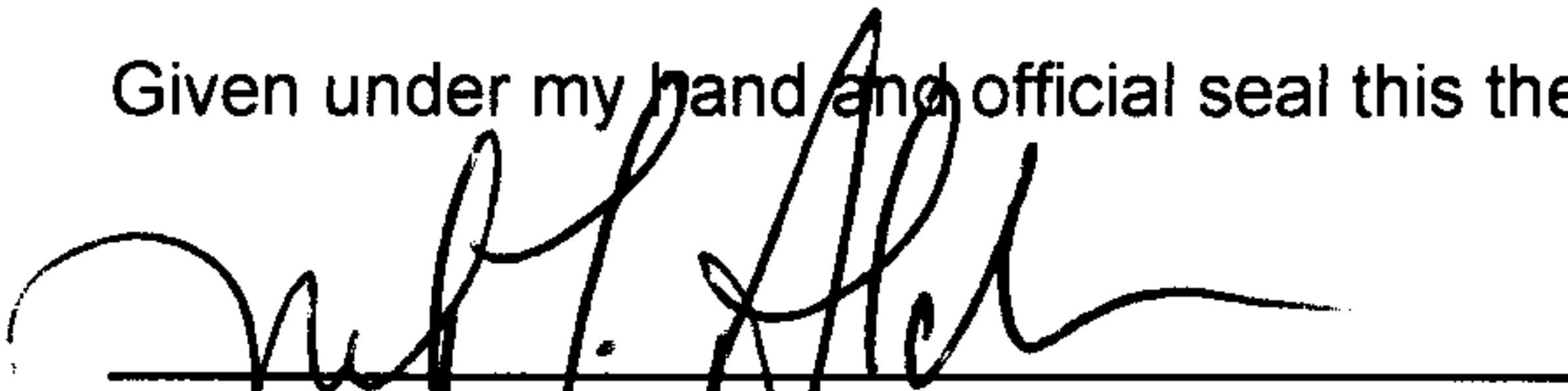
Shelby County, AL 09/22/2015
State of Alabama
Deed Tax: \$10.50

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Stephen H. Lee, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of September, 2015.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: October 04, 2016

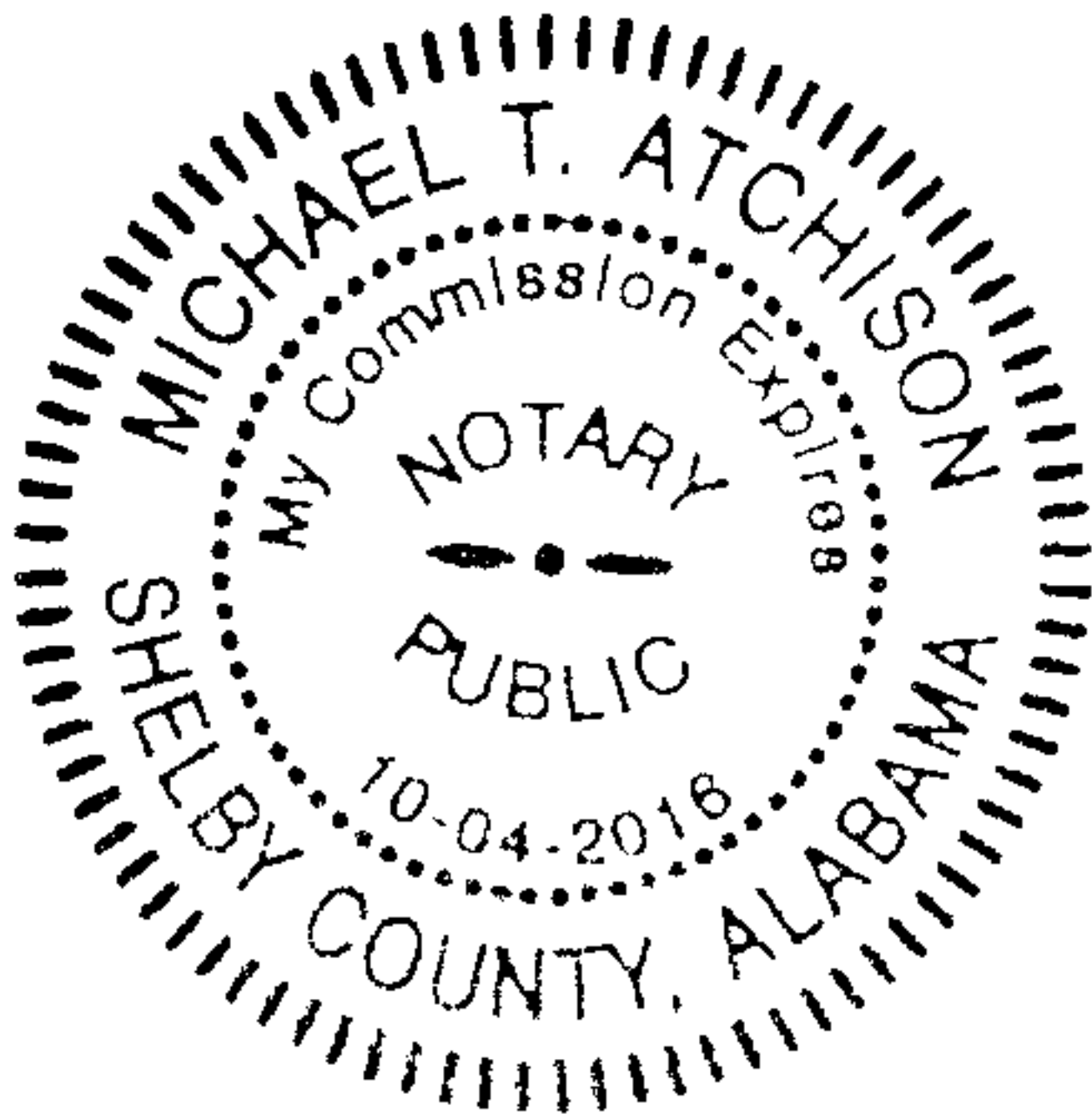


EXHIBIT "A"
LEGAL DESCRIPTION



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A Parcel of land to be known as Lot 2 of Mack's Place, which has been approved by Shelby County Department of Development Services and is in the process of being recorded, being more particularly described as follows:

Commence at the SW Corner of the NW 1/4 of the SE 1/4 of Section 32, Township 20 South, Range 1 East, Shelby County, Alabama; thence N00°00'00"E, a distance of 1336.50'; thence N00°16'28"W, a distance of 1211.03' to the Southerly R.O.W. line of Shelby County Highway 61'; thence S87°57'31"E and along said R.O.W. line, a distance of 30.02' to the POINT OF BEGINNING; thence S00°16'28"E and leaving said R.O.W. line, a distance of 1064.62'; thence N89°58'17"E, a distance of 245.88'; thence N00°00'00"E, a distance of 432.41'; thence S89°58'17"W, a distance of 154.94'; thence N00°01'43"W, a distance of 628.74' to the Westerly R.O.W. line of above said Highway 61; thence N87°57'31"W and along said R.O.W. line, a distance of 95.79' to the POINT OF BEGINNING.

Real Estate Sales Validation Form


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

Grantor's Name	Stephen H. Lee	Grantee's Name	Brian Scott Griffin Brittany Shell Griffin
Mailing Address	_____	Mailing Address	17255 Highway 61
	_____		_____
	Wilsonville AL 35186		Wilsonville, AL 35186
Property Address	17255 Highway 61	Date of Sale	September 18, 2015
	_____	Total Purchase Price	\$34,000.00
	Wilsonville, AL 35186		_____
		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


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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 September 22, 2015

Print Mike T. Atchison

_____ **Unattested**

Sign



_____ (verified by)

(Grantor/Grantee/Owner/Agent) circle one