

Pages: 4 = \$23.00
Value = \$1,816,300 = \$1,816.50
Total = \$1,839.50

SEND TAX NOTICE TO:
MR. and MRS. LEE MCGRIF III
6 Greenbriar Ridge
Shoal Creek, AL 35242

STATE OF ALABAMA)
SHELBY COUNTY)


20160114000014920 1/4 \$1839.50
Shelby Cnty Judge of Probate, AL
01/14/2016 02:37:36 PM FILED/CERT

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 12th day of January, 2016, by LEE MCGRIF III and LEAH G. MCGRIF, husband and wife, as joint tenants with right of survivorship (hereinafter referred to as the "Grantors"), to LEE MCGRIF III and LEAH G. MCGRIF, as tenants in common (hereinafter referred to as the "Grantees").

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on October 14, 1998, the real property described herein was conveyed by Corporate Warranty Deed by Thompson Realty Company, Inc. to Grantors and was recorded in the Office of the Judge of Probate of Shelby County, Alabama, Deed Book 1998 page 40276; and

WHEREAS, as evidenced by their signatures hereto, the Grantors, being all the joint tenants, hereby consent to sever the joint tenancy with right of survivorship and convey the real property described herein to the Grantees, as tenants in common.

NOW, THEREFORE, in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby convey unto the Grantees, their interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 95 and 96, according to the Map of Shoal Creek Subdivision, as recorded in Map Book 6, Page 150, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current year;
2. Easements or claims of easements not shown by public records;
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including any release of damages, as recorded in Volume 129, Page 294;
4. Right of way to Alabama Power Company recorded in Deed Volume 318, Page 588, Deed Volume 308, Page 651 and Real 133, Page 599;
5. Right of way to South Central Bell Telephone Company recorded in Deed Volume 356, Page 420 and Real Volume 306, Page 242;
6. Restrictions recorded in Misc. 19, Page 861; Misc. 23, Page 564; amended by Book 370, Page 938;

Shelby County, AL 01/14/2016
State of Alabama
Deed Tax: \$1816.50

7. Right of way, easements, and rights in connection therewith granted to The Water Works Board of the City of Birmingham, in Deed Volume 201, Page 298;
8. Rights granted Alabama Power Company to construct, install, operate and maintain all conduits, cables, translosures and other appliances and facilities useful or necessary for overhead and underground transmission and distribution of electric power and for underground communication service as set forth by instrument recorded in Misc. Volume 21, page 855; and
9. Easements and building restriction lines as shown on the recorded map.

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anyway appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said premises (collectively the "Subject Property").

TO HAVE AND TO HOLD unto the said Grantees, and to their heirs, executors, administrators and assigns forever.

And said Grantors hereby covenant and agree with said Grantees, their heirs, executors, administrators and assigns, that they will warrant and defend the Subject Property against the lawful claims (unless otherwise noted above) of all persons claiming by or through the Grantors, but not otherwise.

The parties intend by the execution of this conveyance to vest title in and to the Subject Property in Grantees, LEE MCGRUFF III and LEAH G. MCGRUFF, as tenants in common.

THE SUBJECT PROPERTY CONSTITUTES THE HOMESTEAD OF THE GRANTORS.

IN WITNESS WHEREOF, the Grantors have set their hands and seals, this 12th day of January, 2016.


LEE MCGRUFF III, Grantor


LEAH G. MCGRUFF, Grantor


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STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that LEE MCGRUFF III, whose name is signed to the foregoing conveyance, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of January, 2016.

Natalie Hughes
Notary Public
My Commission Expires: 8/2/17

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that LEAH G. MGRUFF, whose name is signed to the foregoing conveyance, 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 the 12th day of January, 2016.

Natalie Hughes
Notary Public
My Commission Expires: 8/2/17

THIS INSTRUMENT PREPARED (WITHOUT
THE BENEFIT OF A TITLE SEARCH) BY:

Nancy C. Hughes
Hughes & Scalise, P.C.
The Luckie Building
600 Luckie Drive, Suite 310
Birmingham, Alabama 35223



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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	Lee McGriff III & Leah G. McGriff	Grantee's Name	Lee McGriff III & Leah G. McGriff
Mailing Address	6 Greenbriar Ridge Birmingham, AL 35242	Mailing Address	6 Greenbriar Ridge Birmingham, AL 35242
Property Address	6 Greenbriar Ridge Birmingham, AL 35242	Date of Sale	
		Total Purchase Price \$	
		or	
		Actual Value \$	
		or	
		Assessor's Market Value \$	1,816,300

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 2015 Tax Assessor Bill
☐ 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 1/12/16

Lee McGriff III, Grantor

Print Leah G. McGriff, Grantor

Sign

Leah McGriff
(Grantor/Grantee/Owner/Agent) circle one

Unattested



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Form RT-1