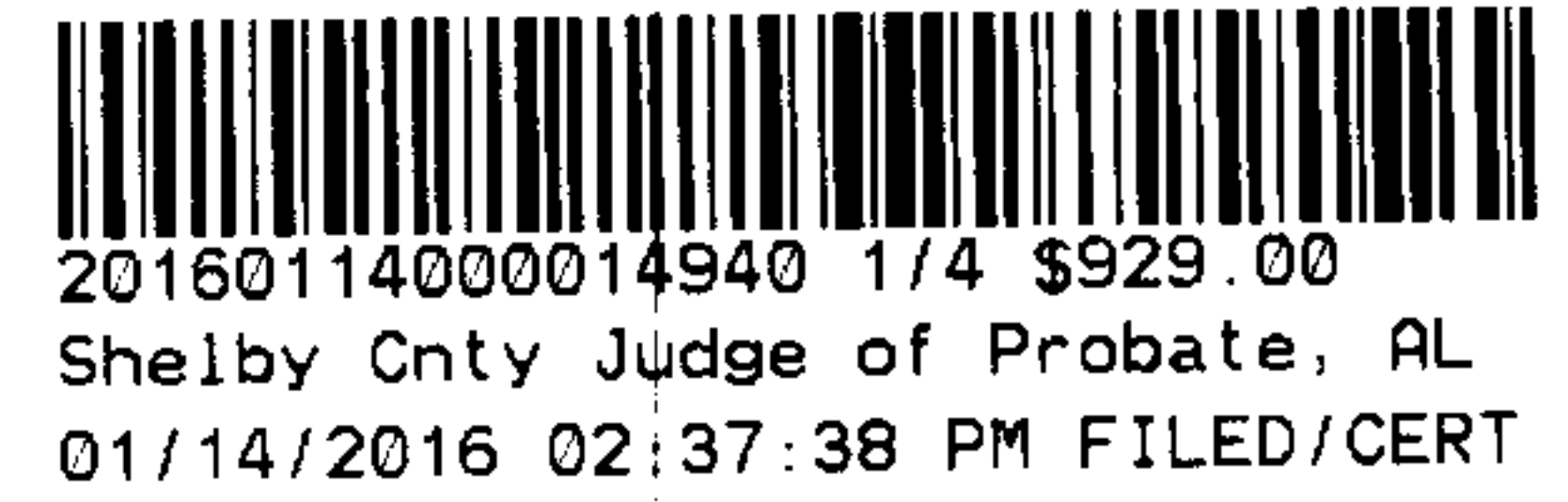


Pages: 4 = \$23.00
Value = \$905,670 = \$906.00
Total = \$929.00

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

STATE OF ALABAMA)
SHELBY COUNTY)

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 November 27, 2001, the real property described herein was conveyed by Quitclaim Deed by Lisa Thompson Froehlich and Mark A. Froehlich to Grantors and was recorded in the Office of the Judge of Probate of Shelby County, Alabama, Deed Book 2001 page 54616; 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:

Lot 95A, according to the Amended Plat of a Re-survey Lots 94 and 95 of Shoal Creek, as recorded in Map Book 26, Page 12 in the Probate Office of Shelby County, Alabama.
(Parcel II)

Subject to:

1. Ad valorem taxes for the current year; and
2. Easements, rights-of-ways, restrictions, conditions and covenants of record.

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.

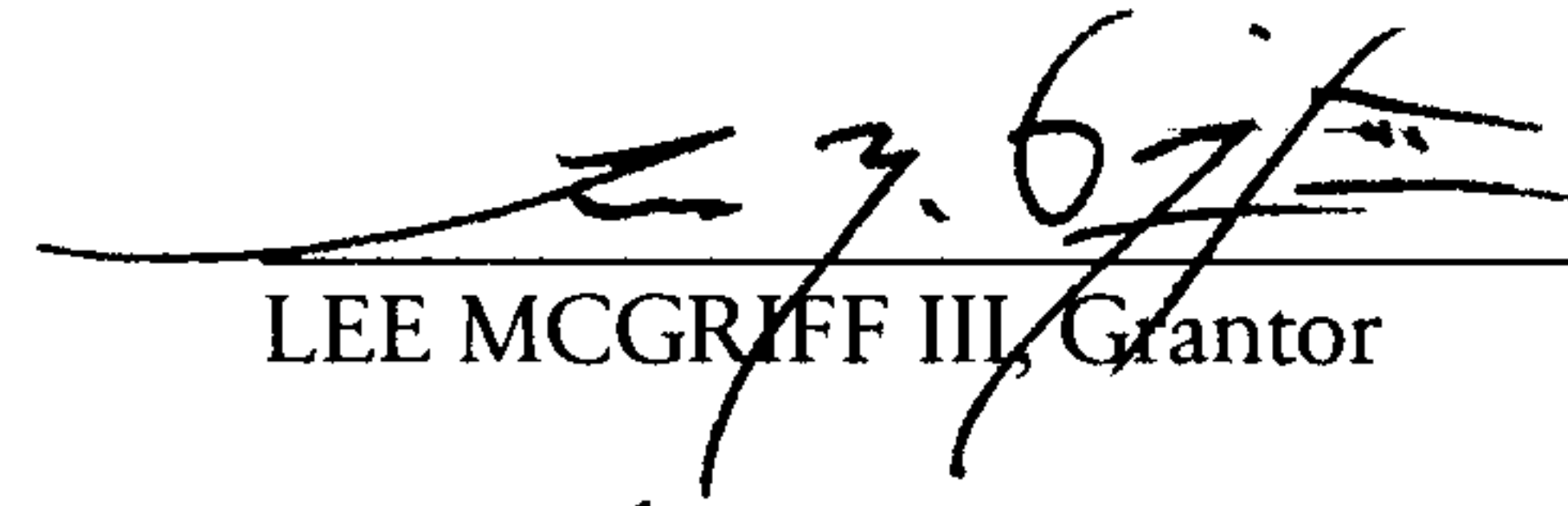
Shelby County, AL 01/14/2016
State of Alabama
Deed Tax: \$906.00

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 MCGRIF III and LEAH G. MCGRIF, 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 MCGRIF III, Grantor

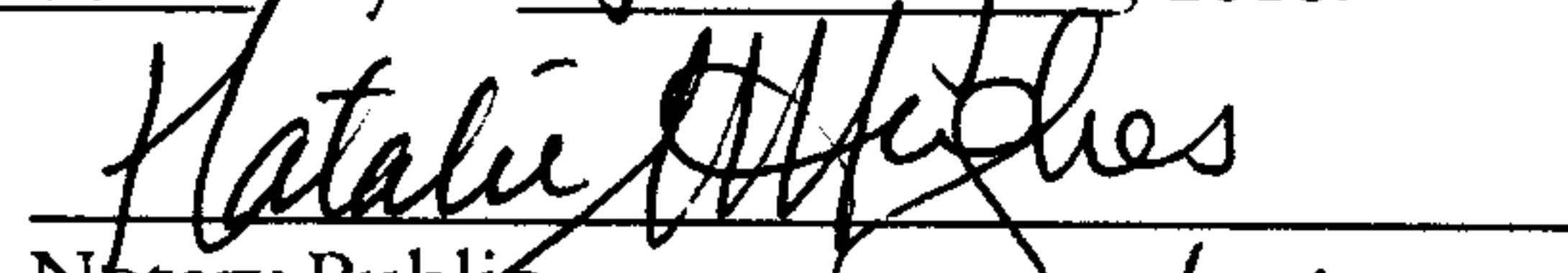

LEAH G. MCGRIF, Grantor


STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that LEE MCGRIF 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.


Notary Public
My Commission Expires: 8/2/17


20160114000014940 2/4 \$929.00
Shelby Cnty Judge of Probate, AL
01/14/2016 02:37:38 PM FILED/CERT


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. MGRIF, 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


20160114000014940 3/4 \$929.00
Shelby Cnty Judge of Probate, AL
01/14/2016 02:37:38 PM FILED/CERT

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

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 Mailing Address 6 Greenbriar Ridge Birmingham, AL 35242
Grantee's Name Lee McGriff III & Leah G. McGriff 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 \$ 905,670

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
X Other 2015 Tax Assessor Bill

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

