

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

20160324000094120
03/24/2016 09:58:27 AM
DEEDS 1/6

Send Tax Notice To:

Andy + Jennifer Bradley
178 Lake Drive
Shelby, AL 35143

GENERAL WARRANTY DEED

With right of survivorship

STATE OF ALABAMA
COUNTY OF SHELBY

}
}

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Fifty-Four Thousand Six Hundred and No/100 Dollars (\$54,600.00)** to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, the heirs at law of J. J. Griffith aka Jerome Julius Griffith, Johnnie Lou Griffith, and John Julius Griffith,

Jerome Edwin Griffith, a married man, Mary Nell Griffith, a Single woman,
Rebecca Janelle Griffith, a single woman, and John Barry Griffith, a
married man,

(herein referred to as Grantors), do hereby grant, sell, bargain and convey unto

Andy Bradley and Jennifer Bradley,

(herein referred to as Grantees), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Shelby County, Alabama to wit:

THE NORTH-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (S.E. 1/4 - S.E. 1/4) OF SECTION 9, TOWNSHIP 24 NORTH, RANGE 13 EAST, SHELBY COUNTY, ALABAMA; LYING NORTHEAST OF OLD SPLAWN CROSSING ROAD. LESS AND EXCEPT THE WEST 30 FEET.

Subject to easements, rights of way, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

Jerome Julius Griffith, grantee in deed recorded March 2, 1988 in Book 173, Page 571, died on or about November 1, 1995. Johnnie Lou Griffith, the other grantee in deed recorded March 2, 1988 in Book 173, Page 571 died on or about March 23, 1993.

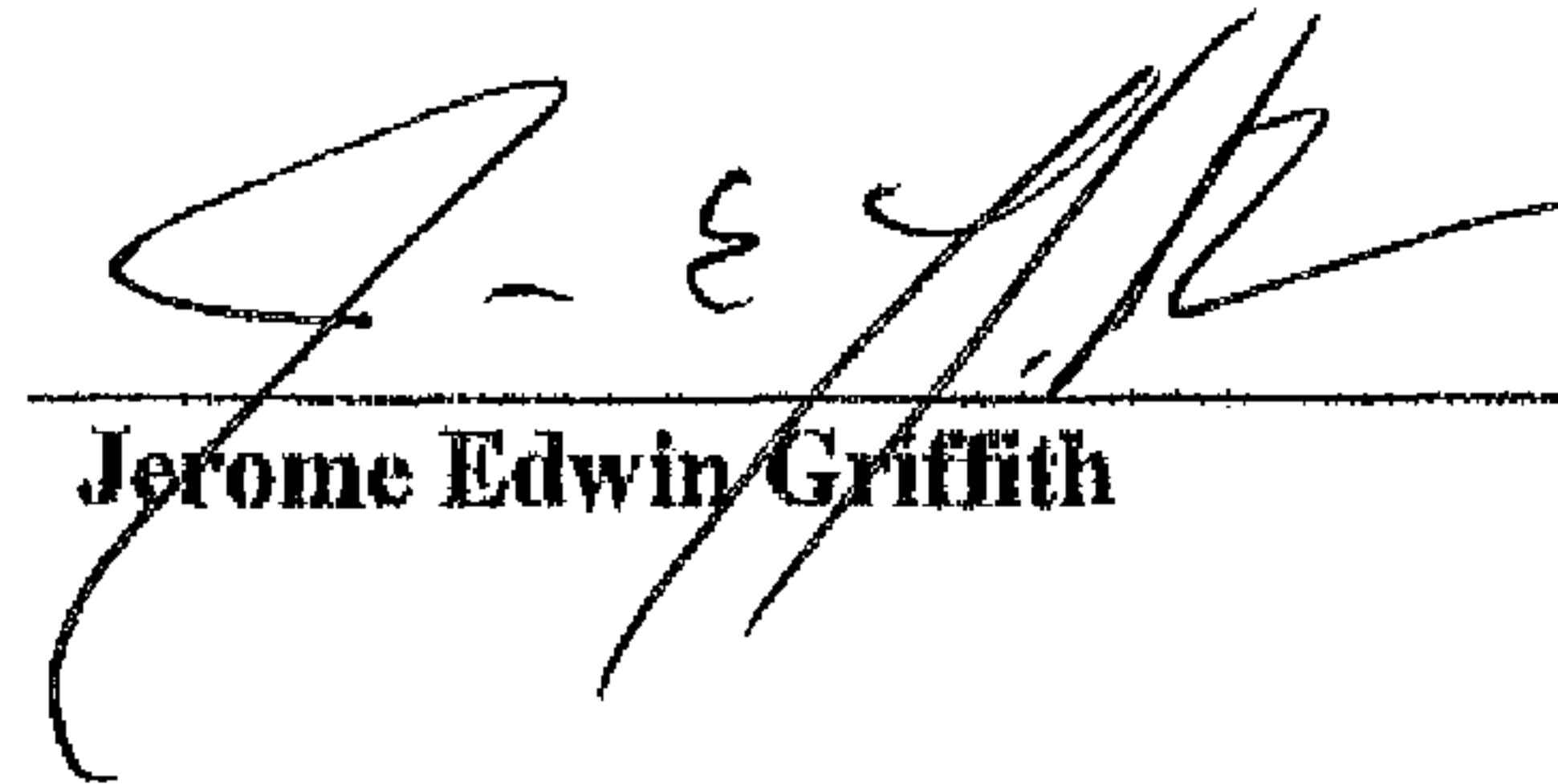
John Julius Griffith was an heir to Jerome Julius Griffith. He died on or about May 9, 2005.

None of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants 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 we do for ourselves, and our heirs, executors and administrators covenant with the said Grantee(s), their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and 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 persons.

IN WITNESS WHEREOF, the said Grantors hereunto set their hands and seals on the date stated in the Notary Acknowledgment, however the same shall not be effective until the 15 day of MARCH, 2016.

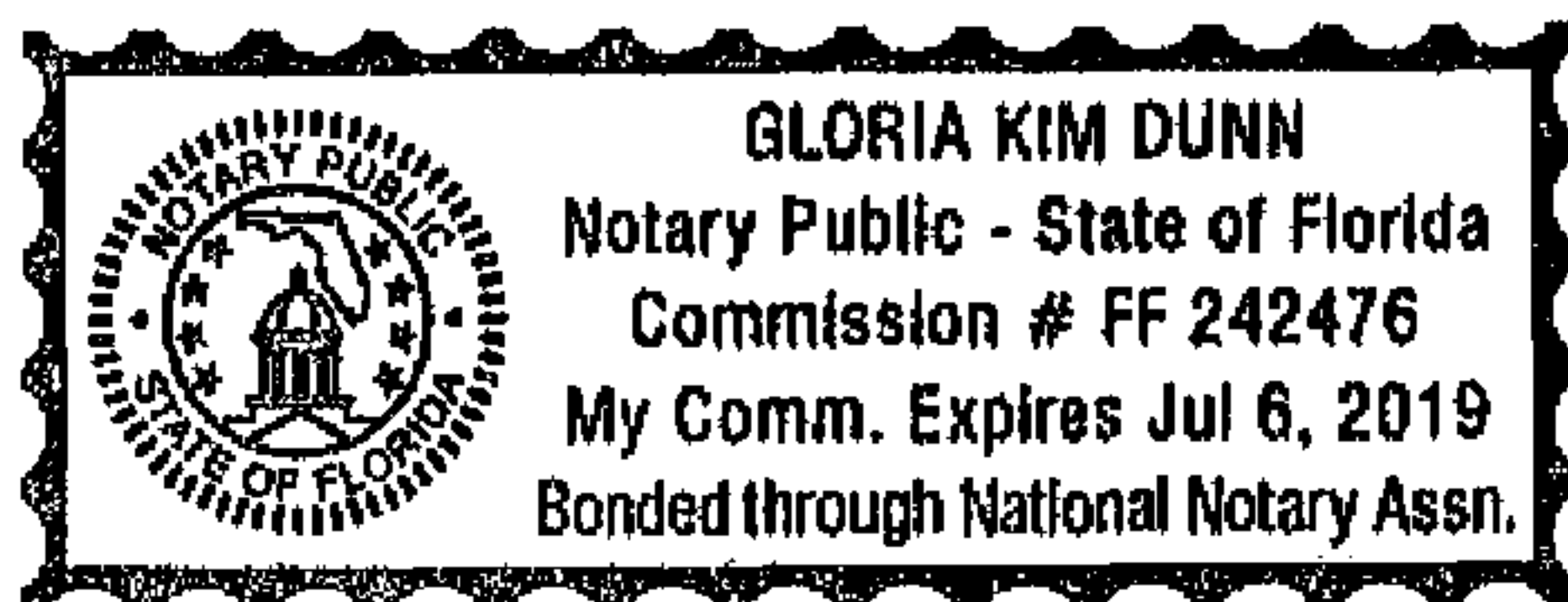
 (SEAL)
Jerome Edwin Griffith

STATE OF FLORIDA
COUNTY OF BREVARD

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jerome Edwin Griffith**, whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of MARCH, 2016.

Notary Seal




Notary Public: Gloria Kim Dunn
My commission expires: July 6, 2019

IN WITNESS WHEREOF, the said undersigned hereunto set her hand and seal on the date stated in the Notary Acknowledgment, however the same shall not be effective until the 16 day of March, 2016.

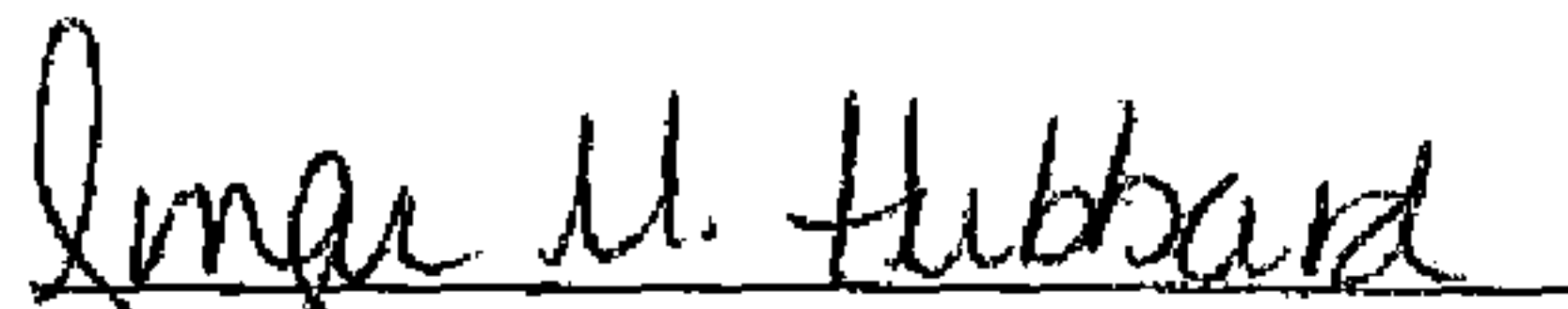
 (SEAL)
Mary Nell Griffith

STATE OF Alabama
COUNTY OF Colbert

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

Given under my hand and official seal this 16 day of March, 2016.

Notary Seal



Notary Public:

My commission expires:

5/7/2018

IN WITNESS WHEREOF, the said undersigned hereunto set her hand and seal on the date stated in the Notary Acknowledgment, however the same shall not be effective until the 16th day of March, 2016.

Rebecca Janelle Griffith (SEAL)
Rebecca Janelle Griffith

STATE OF Alabama
COUNTY OF Colbert

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

Given under my hand and official seal this 16 day of March, 2016.

Notary Seal

Imogen H. Hubbard
Notary Public:
My commission expires: 5/7/2016

IN WITNESS WHEREOF, the said **undersigned** hereunto set his hand and seal on the date stated in the Notary Acknowledgment, however the same shall not be effective until the 16 day of March, 2016.

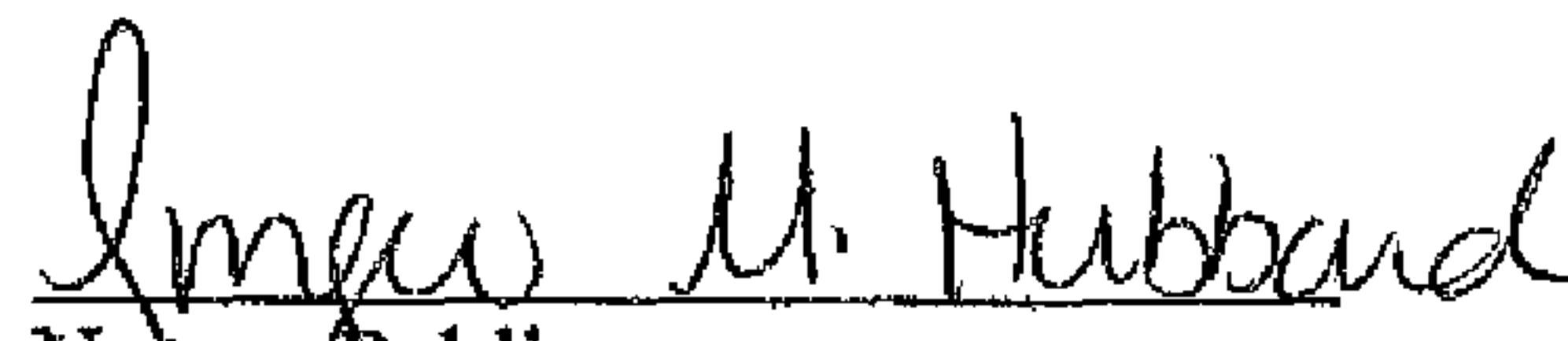
 (SEAL)
John Barry Griffith

STATE OF ALABAMA
COUNTY OF COLBERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John Barry Griffith**, whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of March, 2016.

Notary Seal


Notary Public:
My commission expires: 5/7/2018

Real Estate Sales Validation Form

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

Grantor's Name
Mailing AddressHeirs of Griffith
455 Birmingham Ln
Mobile AL 36686Grantee's Name
Mailing AddressAndy Jennifer Bradley
178 Lake Dr.
Shelby AL 35143

Property Address

see Legal Description
Co. Rd 75
Shelby County, AL

Date of Sale

3/22/16

Total Purchase Price \$

54,600.00

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 - 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

3/22/16

Print

Jeff Morris

Sign

(Grantor/Grantee/Owner/Agent) circle one



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Filed and Recorded
Official Public Records
Judge James W. Fulmer, Probate Judge,
County Clerk (verified by)
Shelby County, AL
03/24/2016 09:58:27 AM
\$90.00 DEBBIE
20160324000094120

Print Form

Form RT-1