

This instrument prepared by:
Michael Galloway, Attorney
931 Sharitt Avenue, Suite 113
Gardendale, AL 35071

SEND TAX NOTICE TO:
Frank M. Griffin, Jr. and Patti C. Griffin
1159 Country Club Cir
Hoover, AL 35244

WARRANTY DEED

20160707000236360

07/07/2016 01:42:15 PM

DEEDS 1/2

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Six Hundred Forty Thousand And No/100 Dollars (\$640,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Jeral F. Scogin, an unmarried person (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Frank M. Griffin, Jr. and Patti C. Griffin (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 2741, according to the Map and Survey of Riverchase Country Club, 27th Addition, recorded in Map Book 11, Page 56, in the Office of the Judge of Probate of Shelby County, Alabama.

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 Fifty Thousand And No/100 Dollars (\$250,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

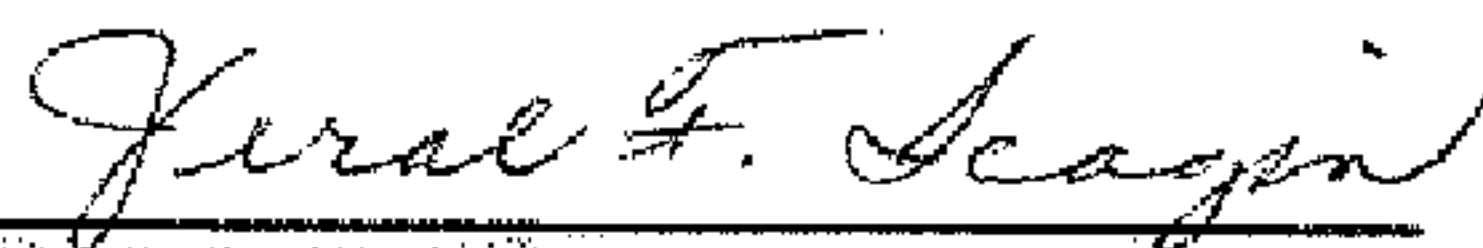
Two Hundred Fifty Thousand And No/100 Dollars (\$250,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

C. Harley Scogin died on or about November 7, 2012.

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 June 30, 2016.

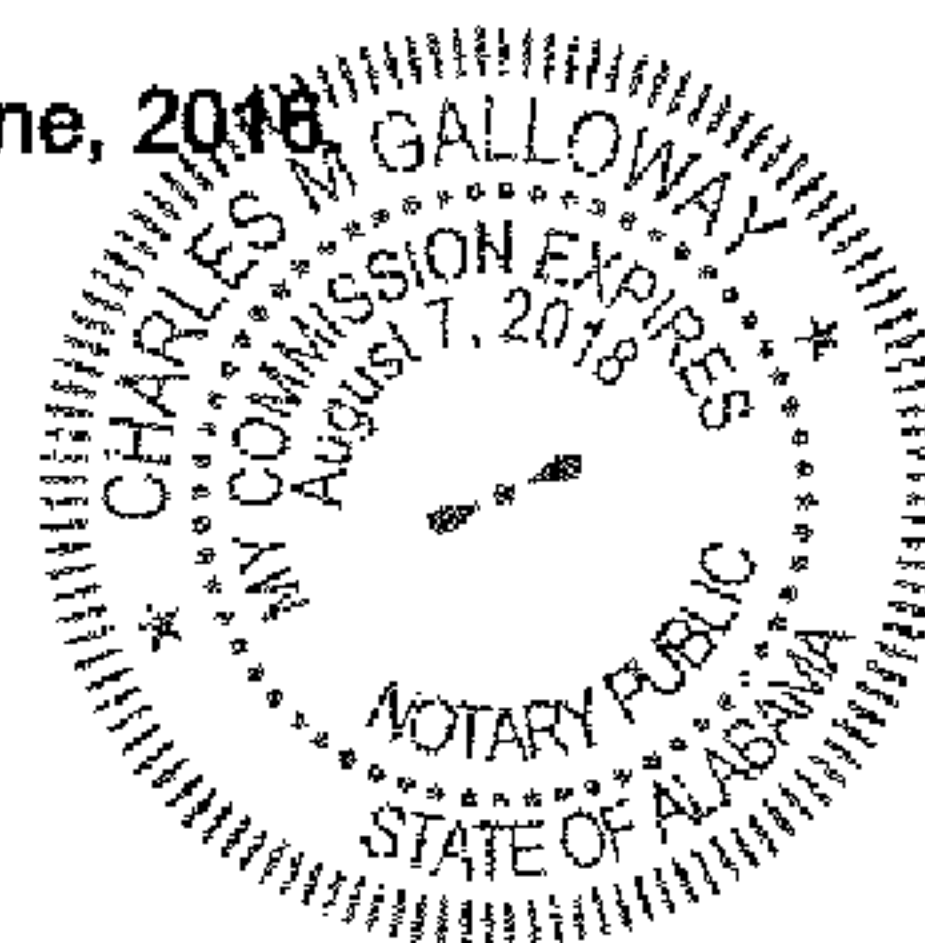

Jeral F. Scogin

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeral F. Scogin, 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 on the 30th day of June, 2016

Notary Public
My commission expires:



20160707000236360 07/07/2016 01:42:15 PM DEEDS 2/2

Grantor's Name Jeral F. Scogin

Grantee's Name Frank M. Griffin, Jr. and Patti C. Griffin

Mailing Address 1159 Country Club Cir
Hoover, AL 35244

Mailing Address 1018 Lake Forest Circle
Birmingham, AL 35244

Property Address 1159 Country Club Cir
Hoover, AL 35244

Date of Sale June 30, 2016

Total Purchase Price \$640,000.00

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 - Jeral F. Scogin, 1159 Country Club Cir, Hoover, AL 35244.

Grantee's name and mailing address - Frank M. Griffin, Jr. and Patti C. Griffin, 1018 Lake Forest Circle,
Birmingham, AL 35244.

Property address - 1159 Country Club Cir, Hoover, AL 35244

Date of Sale - June 30, 2016.

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: June 30, 2016

Sign _____
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/07/2016 01:42:15 PM
\$158.00 CHERRY
20160707000236360