

This deed was prepared without the benefit of title evidence or survey.

This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Harold Griffin
134 Minor Drive, Road 69
Chelsea, AL 35043

WARRANTY DEED

Shelby County, AL 03/10/2017
State of Alabama
Deed Tax: \$60.00

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Sixty Thousand and No/00 Dollars (\$60,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Barbara Griffin, unmarried, Kevin Karl Griffin, unmarried, and Kristina Kay Griffin Ellis, unmarried, (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **Harold Griffin, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

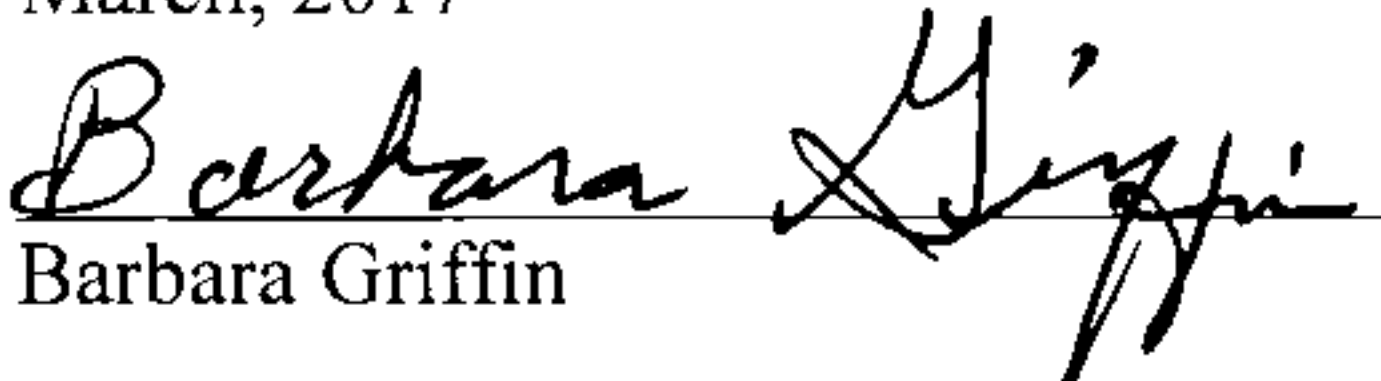
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to taxes for 2017 and subsequent years, easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of March, 2017


Barbara Griffin


Kevin Karl Griffin


Kristina Kay Griffin Ellis

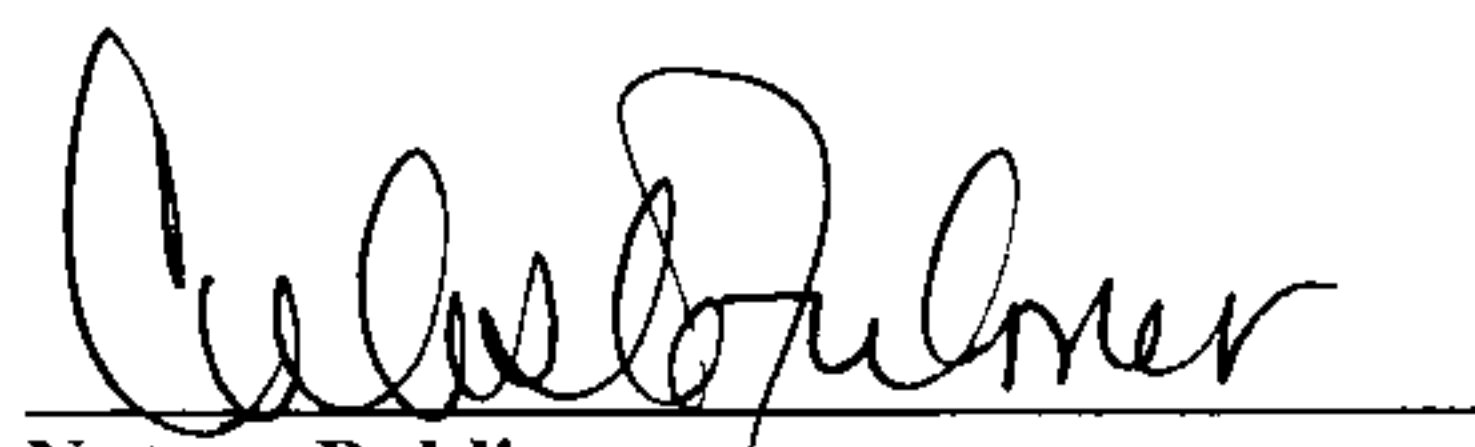
STATE OF ALABAMA
SHELBY COUNTY


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Barbara Griffin, who is signed to the foregoing conveyance, and who is known to me, 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 7th day of March, 2017.



Additional Notary Acknowledgments attached.

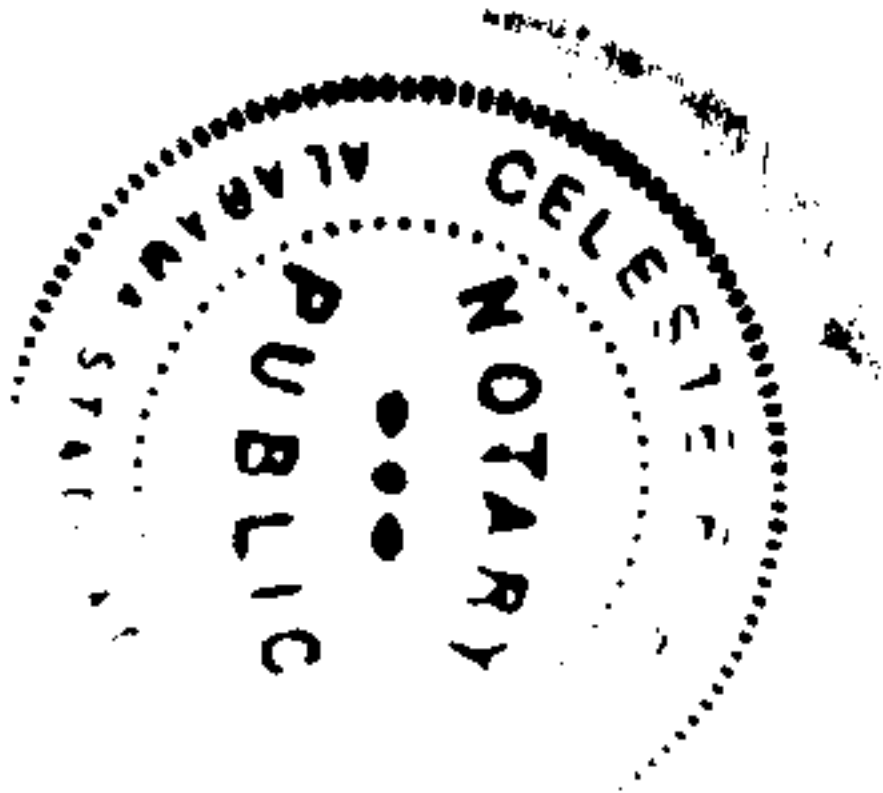

Notary Public
My Commission Expires: 10-11-20


20170310000081880 1/4 \$85 00
Shelby Cnty Judge of Probate, AL
03/10/2017 08:54:08 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kristina Kay Griffin Ellis, who is signed to the foregoing conveyance, and who is known to me, 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 7th day of March, 2017.

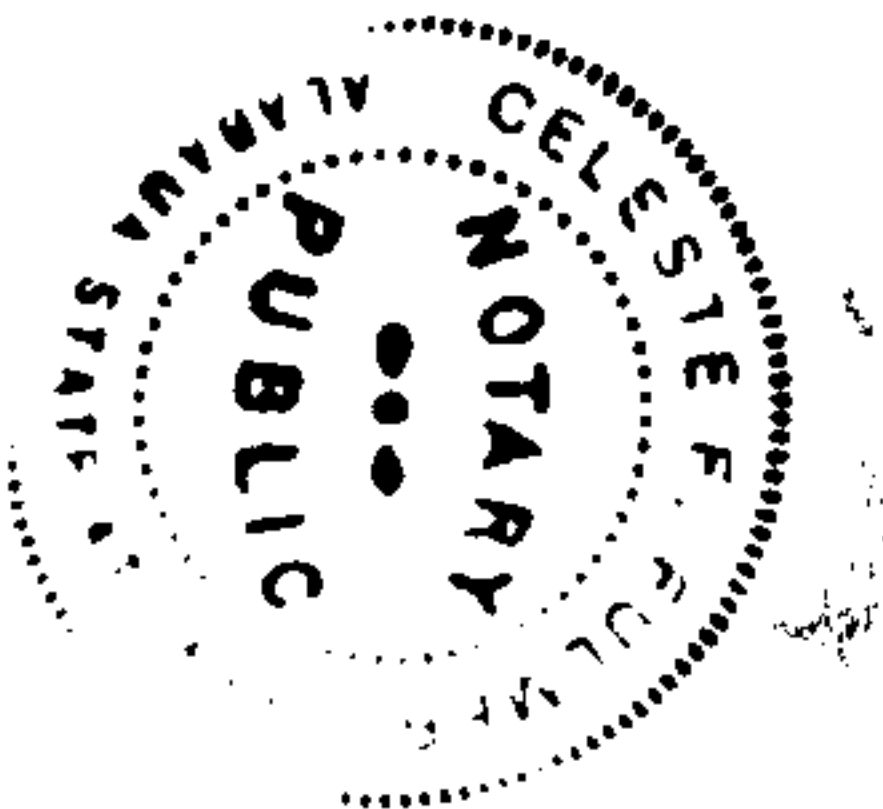


Celeste Fulmer
Notary Public
My Commission Expires: 10-11-20

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kevin Karl Griffin, who is signed to the foregoing conveyance, and who is known to me, 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 7th day of March, 2017.



Celeste Fulmer
Notary Public
My Commission Expires: 10-11-20


20170310000081880 2/4 \$85.00
Shelby Cnty Judge of Probate: AL
03/10/2017 08:54:08 AM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

The West 1/2 of the following described property:

Commence at the SW corner of the NW 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 2 West, Shelby County, Alabama; thence north 01° 35' 42" east along the west line of said 1/4 - 1/4 section a distance of 975.50' to the Point of Beginning; thence continue along the last described course a distance of 853.00'; thence south 87° 30' 54" east a distance of 1039.64'; thence south 01° 35' 42" west a distance of 853.00'; thence north 87° 30' 54" west a distance of 1039.64' to the point of beginning, containing 20.36 acres, more or less.

Subject to the rights of others to use the old pioneer road on the above described property as it is now located, leading across the NW 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 2 West from the east line to the north line of said 1/4 - 1/4 section.


20170310000081880 3/4 \$85.00
Shelby Cnty Judge of Probate, AL
03/10/2017 08:54:08 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Barbara Griffin, Kevin Griffin &
Kristina Griffin Ellis

Grantee's Name: Harold Griffin

Mailing Address 255 Spring Loop Road
Columbiana, AL 35051

Mailing Address: 134 Minor Dr., Road 39
Chelsea, AL 35043

Property Address: Chelsea, AL

Date of Sale 3-9-17
Total Purchase Price \$ 60,000.00

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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other -

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 3-7-17

Sign Barbara Griffin
(Grantor/Grantee/Owner/Agent) circle one
Print Barbara Griffin

☐ Unattested

(Verified by)