

This instrument prepared by:
Amy Logan
1220 Alford Avenue
Birmingham, AL 35226

SEND TAX NOTICE TO:
Nicholas Cullen Byington and Katherine
Walker Byington
1159 Country Club Cir.
Hoover, AL 35244

20170530000187250
05/30/2017 12:16:02 PM
DEEDS 1/2

WARRANTY DEED

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, Frank M. Griffin, Jr. and Patti C. Griffin, a married couple (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Nicholas Cullen Byington and Katherine Walker Byington (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.


Subject to a third party mortgage in the amount of \$512,000.00 executed and recorded simultaneously herewith.


Subject to a third party mortgage in the amount of \$55,000.00 executed and recorded simultaneously herewith.

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 April 28, 2017.



Frank M. Griffin, Jr.


Patti C. Griffin

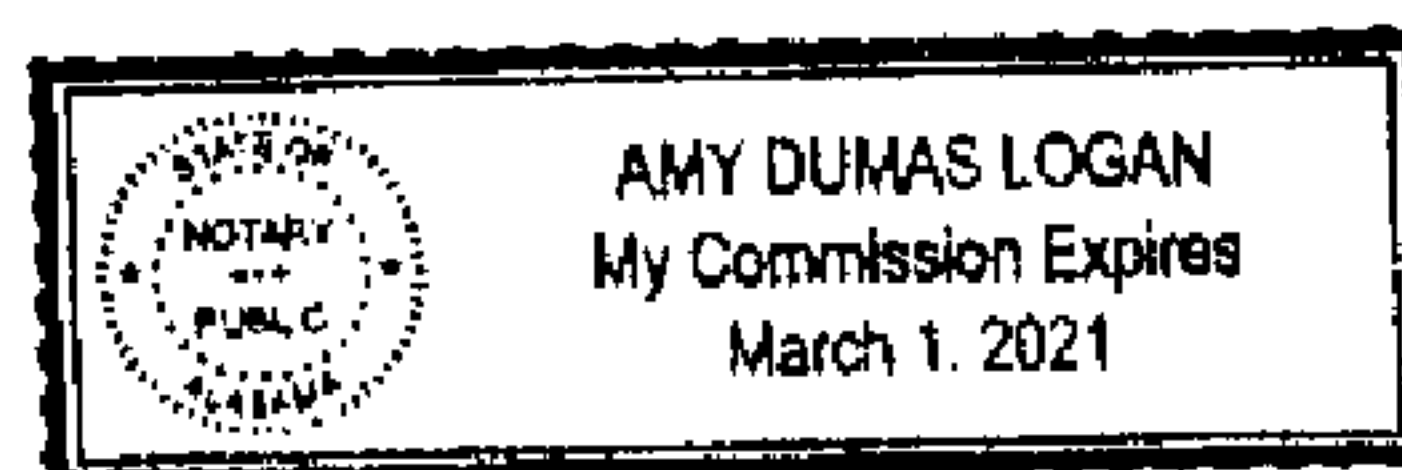
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Frank M. Griffin, Jr. and Patti C. Griffin 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 28th day of April, 2017.



Notary Public
My commission expires:



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Frank M. Griffin, Jr. and Patti C. Griffin Grantee's Name Nicholas Cullen Byington and Katherine Walker Byington

Mailing Address 1159 Country Club Cir. Hoover, AL 35244 Mailing Address 1159 Country Club Cir. Hoover, AL 35244

Property Address 1159 Country Club Cir. Hoover, AL 35244 Date of Sale April 28, 2017
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 - Frank M. Griffin, Jr. and Patti C. Griffin, 1159 Country Club Cir., Hoover, AL 35244.

Grantee's name and mailing address - Nicholas Cullen Byington and Katherine Walker Byington, 1159 Country Club Cir., Hoover, AL 35244.

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

Date of Sale - April 28, 2017.

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.

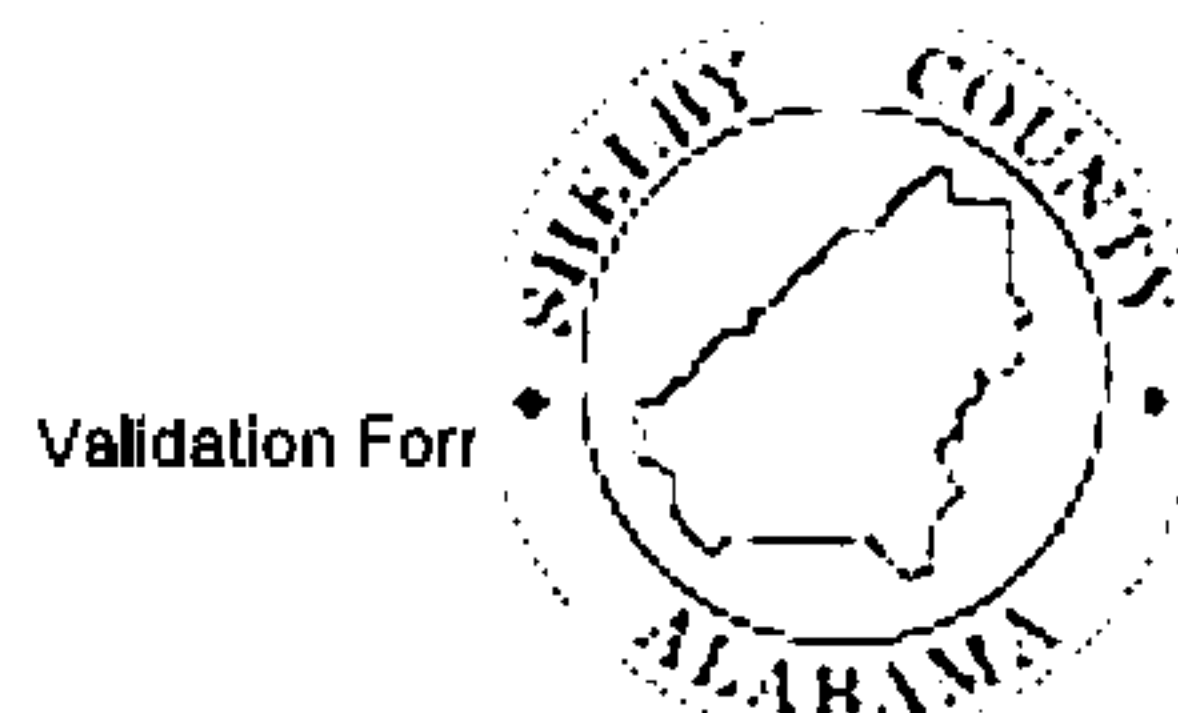
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 with 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: April 28, 2017

Amy Logan
Sign Amy D Logan
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/30/2017 12:16:02 PM
\$91.00 CHARITY
20170530000187250

TS-1700676