

This instrument was prepared by:
William H. McGowen III
3415 Independence Drive, Suite 220
Birmingham, AL 35209

Continue to Send Tax Notice to: Mary ~~M.~~ Griffin
4824 Caldwell Mill Road
Birmingham, AL 35242

QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and 00/100s (\$10.00) Dollars and other good and valuable consideration to the undersigned GRANTORS, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, We, Elbert G. Griffin, by Scott Edward Griffin, as Attorney in Fact Under Durable Power of Attorney, and wife Mary ~~M.~~ Griffin, the said GRANTORS, do by these presents hereby remise, release, quit claim, grant, bargain, sell and convey unto Mark Gordon Griffin and Scott Edward Griffin, Trustees, or their successors in interest of the Mary Ann Griffin Management Trust dated November 3, 2017, and any amendments thereto, hereinafter referred to as GRANTEE, all of our right, title, interest and claim in and to the following described real estate, situated in Shelby County, Alabama to wit:

All that part of SW1/4 of NW1/4 of Sec, 3 Township 19, S. of Range 2 West.
Lying West of New Caldwell Mill Road. Formerly 23 Acres more or less.

Less and Except conveyances made of parcels of the property validly conveyed by the Grantors since August 8, 1978, the date of execution of the Deed wherein the Grantors purchased and were deeded the property.

Subject to all rights, liens and restrictions.

The above described real estate does constitute the homestead of the Grantors, has been the homestead of the Grantors, and will continue to be the homestead of the Grantors, owned in Mary Ann Griffin's revocable Management Trust.

TO HAVE AND TO HOLD, unto the said GRANTEE, and its assigns, forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3 day of November, 2017.

Shelby County, AL 05/11/2018
State of Alabama
Deed Tax: \$364.50

Elbert H. Griffin by Scott Edward Griffin as Attorney in Fact
Elbert G. Griffin, by Scott Edward Griffin, as Attorney in Fact
Under Durable Power of Attorney

Mary ~~M.~~ Griffin
Mary ~~M.~~ Griffin,

STATE OF ALABAMA)



20180511000163930 1/2 \$383.50
Shelby Cnty Judge of Probate, AL

COUNTY OF JEFFERSON)

05/11/2018 02:57:53 PM FILED/CERT

I, William H. McGowen, III, a Notary Public in and for the State of Alabama at Large, hereby certify that Elbert G. Griffin, by Scott Edward Griffin, as his Agent Under General Durable Power of Attorney, and Mary ~~M.~~ Griffin, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, they executed the same voluntarily and with full authority to do so on the day the same bears date.

Given under my hand and official seal this 3rd day of November, 2017.

[SEAL]

William H. McGowen III

Notary Public, State of Alabama at Large
My Commission Expires: May 21, 2021

Real Estate Sales Validation Form

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

Grantor's Name Elbert G. Griffin
Mailing Address Mary K. Griffin
4824 Calwell Mill Road
Birmingham, AL 35242

Property Address 4824 Calwell Mill Road
Birmingham, AL 35242

Grantee's Name Mark Gordon Griffin and
Mailing Address Scott Edward Griffin Trustee
Mary Ann Griffin Management Trust
4824 Calwell mill Road
Birmingham, AL 35242

Date of Sale November 3, 2017
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 364,450.00

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 County Tax Assessment

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 5/11/18

Print Scott Edward Griffin, Trustee

Unattested

William N. McEntire
(verified by)

Sign Scott Edward Griffin

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1