

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
(205)443-9027

Send Tax Notice To:
Connie Mori
140 Cove Lane
Pelham, AL 35124

20180703000236490
07/03/2018 09:21:40 AM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS

That, in consideration of \$215,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Chadwick M. Griggs and Sarah E. Lewis, a married couple (the "Grantor", whether one or more), whose mailing address is 1416 Stoneykirk Rd, Pelham, AL 35124, do hereby grant, bargain, sell, and convey unto Connie Mori (the "Grantee", whether one or more), whose mailing address is 140 Cove Lane, Pelham, AL 35124, the following-described real estate situated in Shelby County, Alabama, the address of which is 140 Cove Lane, Pelham, AL 35124; to-wit:



SEE ATTACHED EXHIBIT "A"

- Subject to:
- (1) ad valorem taxes for the current year and subsequent years;
 - (2) restrictions, reservations, conditions, and easements of record, if any; and
 - (3) any minerals or mineral rights leased, granted, or retained by prior owners.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

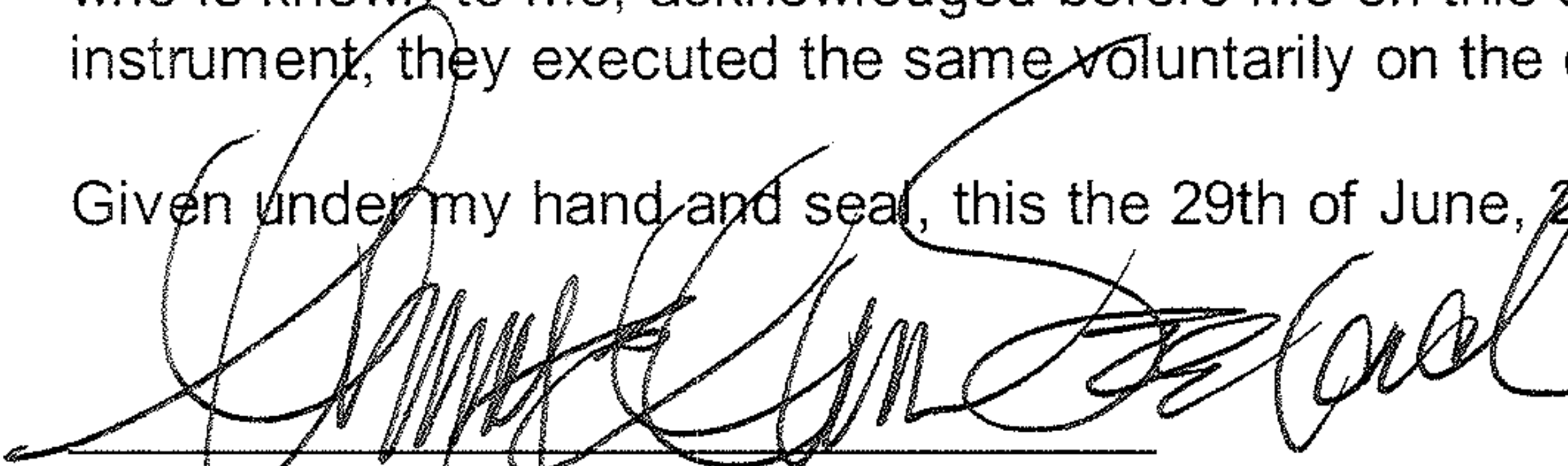
IN WITNESS WHEREOF, Chadwick M. Griggs and Sarah E. Lewis, a married couple, has/have hereunto set his/her/their hand(s) and seal(s) this 29th day of June, 2018.


Chadwick M. Griggs

Sarah E. Lewis

State of Alabama
County of Jefferson

I, Amye Adams von Seebach, a notary for said County and in said State, hereby certify that Chadwick M. Griggs and Sarah E. Lewis, a married couple , whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 29th of June, 2018.


Notary Public

Commission Expires: June 17, 2021

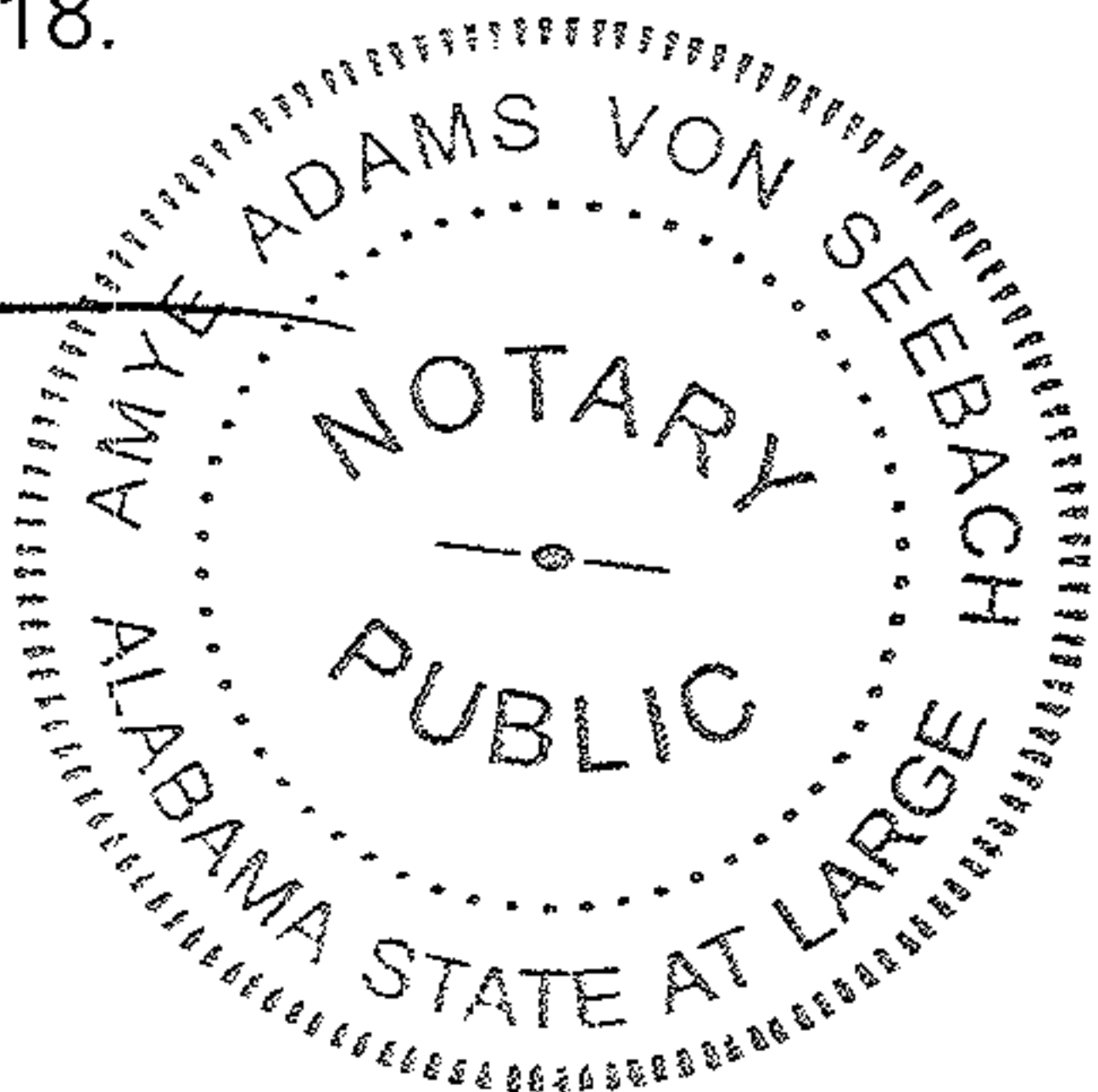
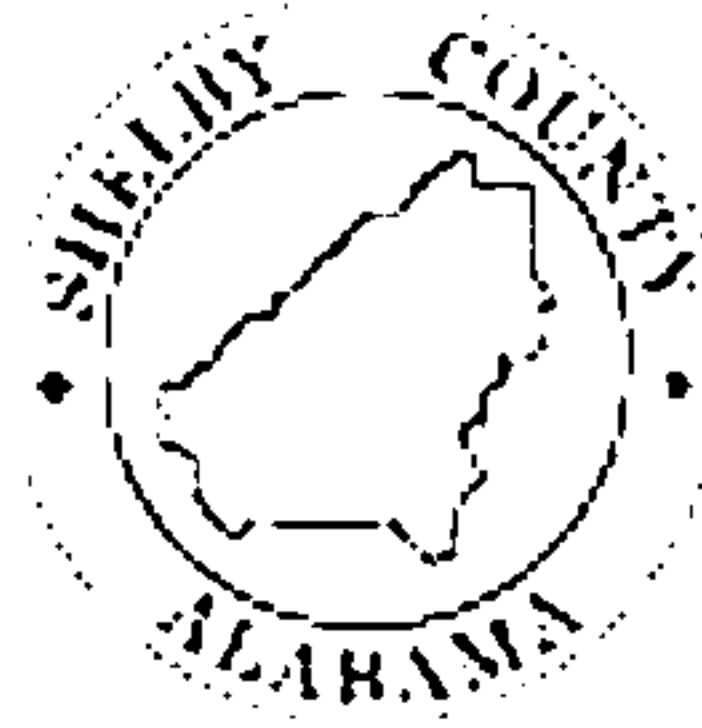


EXHIBIT "A"
Legal Description

Lot 2811, according to the Survey of Weatherly Highlands The Cove Sector 28, Phase I, as recorded in Map Book 27, Page 99, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/03/2018 09:21:40 AM
\$233.00 DEBBIE
20180703000236490

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the typed name of the Probate Judge.