This instrument was prepared by:
Justin N. Smitherman, Esq.
4685 Highway 17 Suite D
Helena, AL 35080

Send Tax Notice to:
Grey Gables, LLC
136 Mulberry Lane
Shelby, AL 35143

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED FIFTY THOUSAND ($550,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, Maizie Griffith Nelson and Robert David Griffith, Trustees of the McMurray L. Griffith Irrevocable Trust, dated March 24, 2015 (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, Grey Gables, LLC, an Alabama Limited Liability Company (hereinafter referred to as GRANTEE), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate as is, lying and being in the County of Shelby, State of Alabama, to-wit:

The Land referred to herein below is situated in the County of **Shelby**, State of Alabama, and is described as follows:

Begin at the Southeast corner of the SW ¼ of the NE ¼ of Section 21, Township 22 South, Range 3 West, and go Northward along the East side of same 882.63 feet; thence turn an angle of 88 degrees 28 minutes to the left 540.79 feet to the point of beginning; thence continue Westward along this line 430.00 feet; thence at an angle of 94 degrees 40 minutes to the left 93.36 feet; thence at an angle of 85 degrees 20 minutes to the left 30 feet; thence at an angle of 30 degrees 00 minutes to the right 29.54 feet; thence at an angle of 30 degrees 00 minutes to the left 375.62 feet; thence at an angle of 94 degrees 40 minutes to the left 108.18 feet to the point of beginning.

ALSO, being at the Southeast corner of the SW ¼ of NE 1/4, Section 21, Township 22 South, Range 3 West, and go Northward along the East side of same 882.63 feet; thence at an angle of 88 degrees 28 minutes to the left 540.79 feet; thence at an angle of 94 degrees 40 minutes to the left 158.29 feet to the point of beginning; thence continue along this line south 108.18 feet; thence at an angle of 94 degrees 40 minutes to the right and run Westerly 400 feet; thence an angle of 85 degrees 20 minutes to the right 123.03 feet; thence an angle of 124 degrees 40 minutes to the right 29.54 feet; thence an angle of 30 degrees to the left 375.62 feet to the point of beginning.

LESS AND EXCEPT:
Commence at the point of intersection of the east right-of-way line of Alabama Highway 119 with the south right-of-way line of Overland Road; thence run easterly along said south right-of-way line of said Overland Road for a distance of 354.14 feet to the northeast corner of the parcel of land described in Deed Book 296, Page 381 (Gentry Property), and being the northwest corner of the parcel of land described in Deed Book 348, Page 371 (Griffith Property), said point being the point of beginning of the parcel of land herein described; thence turn an angle of 10 degrees 32 minutes 47 seconds to the right and run along said south right-of-way line of said Overland Road for 26.00 feet to a point; thence turn an angle of 74 degrees 03 minutes 20 seconds to the right and run southerly 117.70 feet to a point on the south boundary line of the above mentioned Griffith Property; thence turn an angle of 94 degrees 12 minutes 32 seconds to the right and run along the south boundary of said Griffith Property for 25.07 feet to a point, being the southwest corner of said Griffith Property;

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Shelby County, AL 07/05/2018
State of Alabama
Deed Tax:$150.00

thence turn an angle of 85 degrees 47 minutes 28 seconds to the right and run northerly along the boundary line between the above mentioned Gentry and Griffith Properties for 123.00 feet to the point of beginning. Said parcel is lying in the SW ¼ of the NE 1/4, Section 21, Township 22 South, Range 3 West. It is the intent of this description to describe a 25 foot wide strip of land running along the west side of the parcel mentioned above as the Griffith Parcel.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 3 day of July, 2018.

Maizie Griffith Nelson
Maizie Griffith Nelson, Trustee

Robert David Griffith
Robert David Griffith, Trustee

STATE OF ALABAMA

SHELBY COUNTY } ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Maizie Griffith Nelson and Robert David Griffith, whose names are signed to the foregoing conveyance as trustees of the McMurray L. Griffith Irrevocable Trust dated March 24, 2015, and with full authority, and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 3 day of July, 2018.

Notary Public

My Commission Expires: 1/18/21

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 18, 2021

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Real Estate Sales Validation Form

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

Grantor's Name	McMurray L. Griffith Irrevocable Trust, dated March 24 2015	Grantee's Name	Grey Gables, LLC
Mailing Address	10885 Landers Dr.	Mailing Address	136 Mulberry Lane
	Northport, AL 35473		Shelby, AL 35143
Property Address	190, 195, 210, 220, 230 Overland Road	Date of Sale	07/03/2018
	Montevallo, AL 35115	Total Purchase Price	$550,000.00
		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

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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 07/03/2018 Print Justin Smitherman

____ Unattested _____ Sign _____

(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1