

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Jeremy D. Perkins and Heather W. Perkins
1018 Lake Forest Circle
Hoover, AL 35244

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Four Hundred Thirty-Five Thousand And No/100 Dollars (\$435,000.00) 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 Jeremy D. Perkins and Heather W. Perkins (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 279, according to the Survey of Riverchase Country Club, 9th Addition, as recorded in Map Book 8, Page 46 A & B, in the Probate Office 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 \$413,250.00 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.

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04/30/2019 09:28:40 AM
DEEDS 1/2

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 18th day of April, 2019.

Frank M. Griffin, Jr.

Frank M. Griffin, Jr.
Patti C. Griffin

Patti C. Griffin

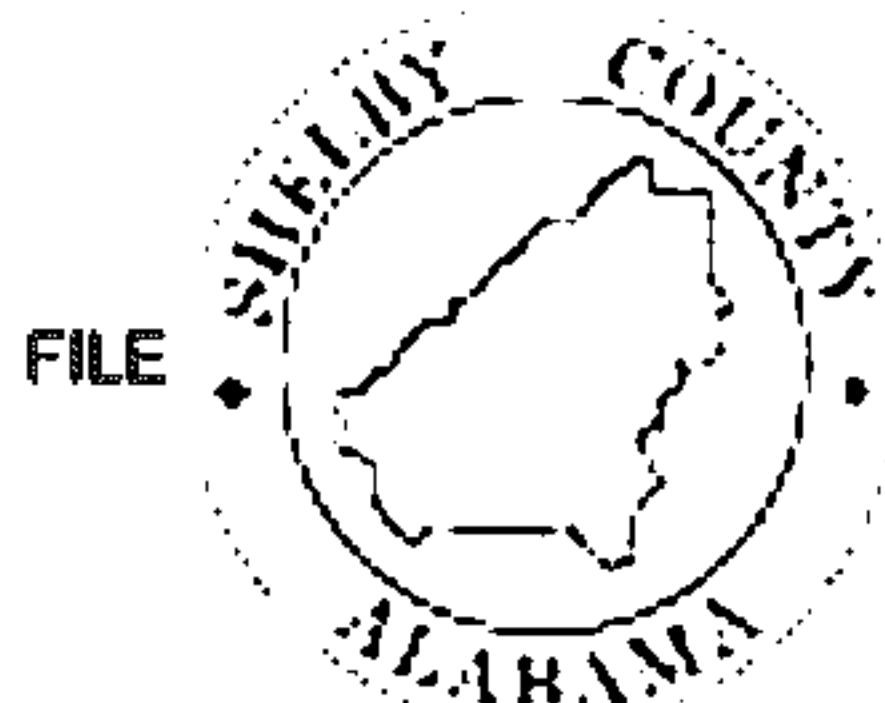
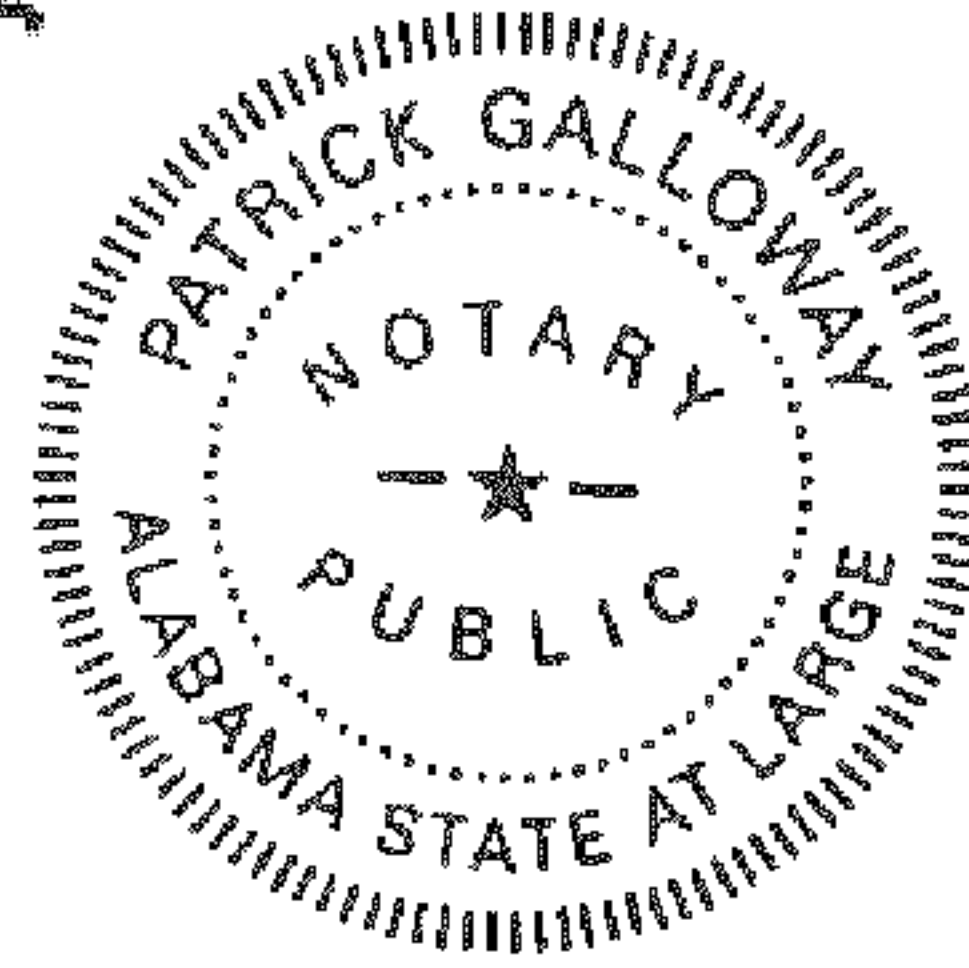
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Patrick Galloway, a Notary Public in and for said County, in said State, hereby certify that Frank M. Griffin, Jr. and Patti C. 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 18th day of April, 2019.

Patrick Galloway

Notary Public
My commission expires: October 4, 2021



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/30/2019 09:28:40 AM
\$40.00 KIMBERLY
20190430000141700

Allie S. Boyd