

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

20191202000443890 1/3 \$143.00
Shelby Cnty Judge of Probate, AL
12/02/2019 10:27:16 AM FILED/CERT

Send Tax Notice to:
Danny C. Griffin
6027 HWY 17
Helena, AL 35080

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED FIFTEEN THOUSAND (\$115,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Twantrida L. Stacy**, a married woman (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Danny C. Griffin**, an unmarried man (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Parcel 1:

Begin at the NW corner of Section 3, Township 24 North, Range 13 East and proceed South along the W line of said Section 880 feet to a point where the said W line of said Section intersects the right-of-way of Alabama Highway 25 for the point of beginning: Thence proceed Easterly along the right-of-way of the said Alabama Highway 25, 174 feet; thence proceed Southwesterly 384 feet to the 40 line; thence proceed Westerly along said 40 line 315 feet to a 40 line corner; thence proceed N 250 feet to the intersection of the aforesaid Alabama Highway 25, situated in Shelby County, Alabama.

Parcel 2:

Dunwar Estates, Lot 4, Block 1, located in Section 3, Township 24 North, Range 13 East, situated in Shelby County, Alabama.

Parcel 3:

Begin at the NW corner of Section 3, Township 24 North, Range 13 East and proceed South along the West line of said Section a distance of 880 feet to a point where the said West line of said Section intersects the right-of-way of Alabama Highway 25 and thence proceed Easterly along the right-of-way of the said Alabama Highway 25 a distance of 284 feet to a point of beginning; thence proceed Easterly along the right-of-way of Alabama Highway 25 a distance of 236 feet to the intersection of the right-of-way of Dunwar Road; thence proceed Southerly along the right-of-way of Dunwar Road 522.44 feet to the intersection of the 40 line in the aforesaid section; thence proceed Westerly along said 40 line 232 feet, thence proceed North, parallel to the West line of the aforesaid section, approximately 390 feet to the point of beginning.

Parcel 4:

Begin at the NW Corner of Section 3, Township 24 North, Rang 13 East and proceed South along the West line of said Section a distance of 880 feet to a point where the said West line of said Section intersects the right-of-way of Alabama Highway 25 and thence proceed Easterly along the right-of-way of Alabama Highway 25 a distance of 174 feet to the point of beginning; thence South, parallel to the West line of the aforesaid Section line, a distance of 384 feet; thence Easterly

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State of Alabama
Deed Tax: \$115.00

along the 40 line at an angle of 85°05' left for a distance of 110 feet; thence proceed North, parallel to the Section line to the right-of-way of Alabama Highway 25; thence proceed Westerly along said right-of-way an approximate distance of 110 feet to the point of beginning.

All of said above described property being situated in SHELBY COUNTY , ALABAMA.

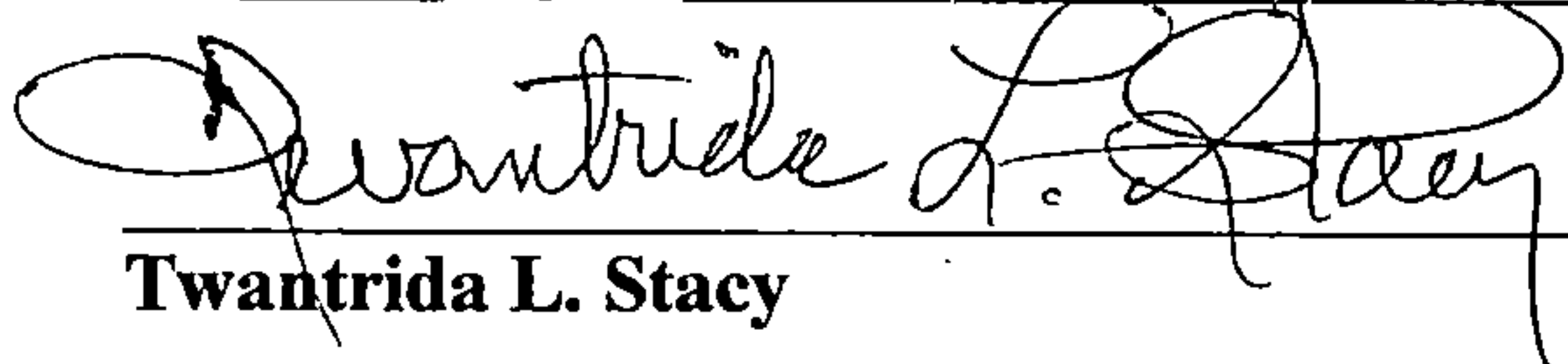
LESS AND EXCEPT THEREFROM Road Right-of-way heretofore deeded to the State of Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record. *This property is not the homestead of Grantor or Grantor's Spouse.*

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 GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is 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 GRANTOR will, and GRANTOR'S 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 GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 22 day of November, 2019.


Twantrida L. Stacy

STATE OF ALABAMA
SHELBY COUNTY

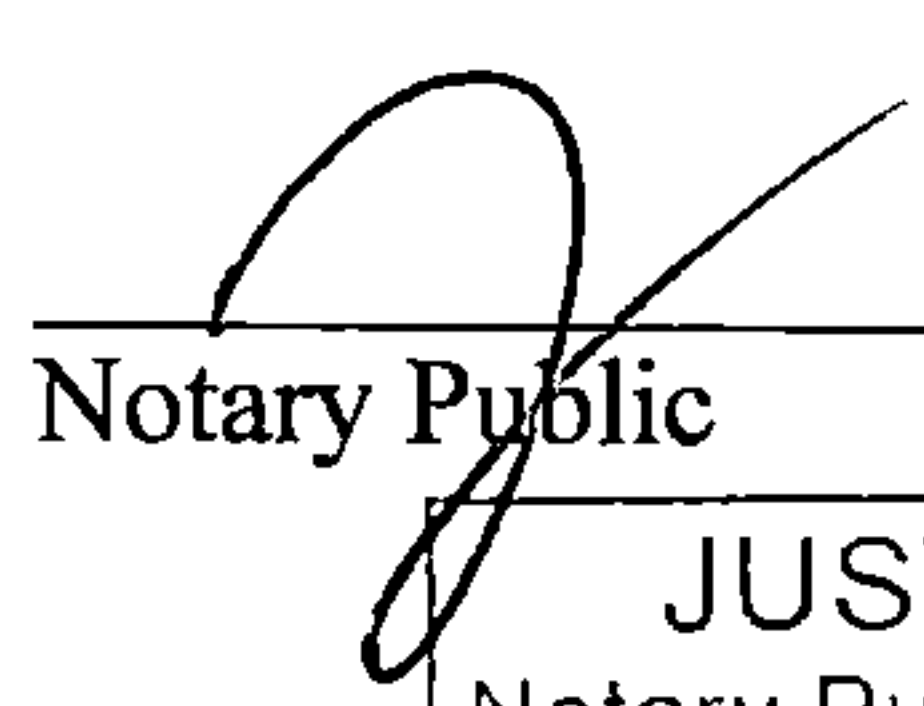
SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Twantrida L. Stacy**, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22 day of November, 2019.

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 Twantrida L. Stacy
Mailing Address 32 Merchant St.
Centreville, AL 35042

Grantee's Name Danny C. Griffin
Mailing Address 6189 HWY 17
Helena, AL 35080

Property Address HWY 25 Calera 4 parcels
Calera, AL 35040

Date of Sale 11/22/2019
Total Purchase Price \$115,000.00

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

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 11/22/2019

Print Justin Smitherman

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1