

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Tracy L. Griffin

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration **FIFTY SEVEN THOUSAND SIX HUNDRED EIGHTY DOLLARS AND NO CENTS (\$57,680.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, *Jean Lowe, a married woman* (herein referred to as *Grantor*) grant, bargain, sell and convey unto *Tracy L. Griffin* (herein referred to as *Grantees*), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description

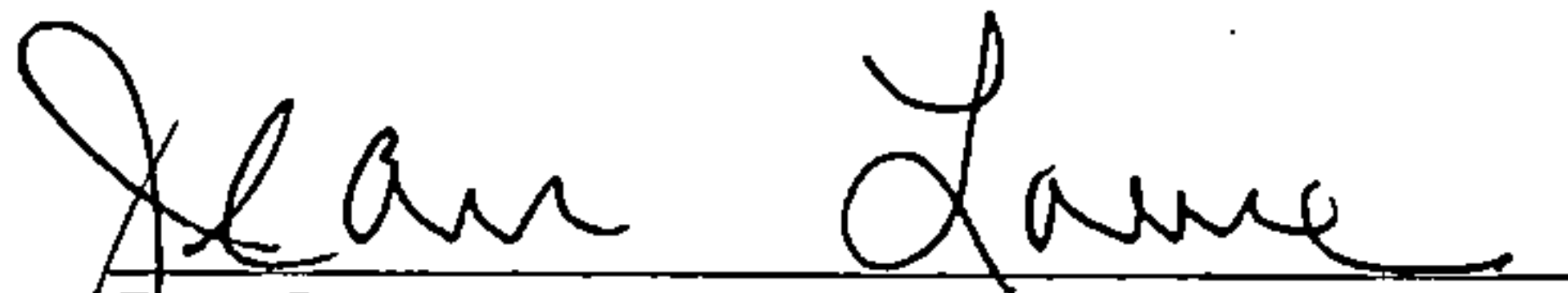
SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2021.
2. Easements, restrictions, rights of way, and permits of record.
3. No part of the homestead of the Grantor herein or her spouse.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

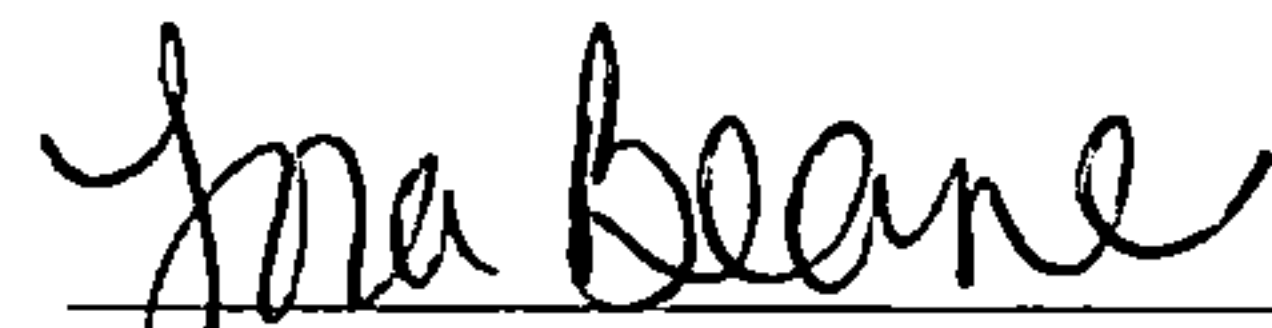
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18th day of February, 2021.


Jean Lowe

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify *Jean Lowe*, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of February, 2021.


Notary Public

My Commission Expires: 2/10/2024


20210426000204310 1/2 \$83.00
Shelby Cnty Judge of Probate, AL
04/26/2021 09:48:23 AM FILED/CERT

Shelby County, AL 04/26/2021
State of Alabama
Deed Tax: \$58.00

EXHIBIT A – LEGAL DESCRIPTION

Lot No. 4 in Block "A" according to the survey and Map of Wooley's Addition to the Town of Columbiana, Alabama, said lot fronting 80 feet on the South side of Mildred Street and extending back in a southeasterly direction of uniform width a distance of 205 feet. Also, the East or easterly half of Lot No. 3 in Block "A" according to the survey and map of Wooley's Addition to the Town of Columbiana, Alabama, said lot fronting 40 feet on the South side of Mildred Street and extending in a southerly direction of uniform width a distance of 205 feet and being further described as beginning at the NW corner of Lot No. 4 in Block "A" of said Wooley's Addition to the Town of Columbiana, Alabama, and run thence South 15 degrees East along the West boundary line of said Lot No. 4 in said Block "A" a distance of 205 feet to a stob; run thence South 75 degrees 30 minutes West a distance of 40 feet to a stob; run thence North 15 degrees West a distance of 205 feet to a stob on the South margin of Mildred Street; run thence North 75 degrees 30 minutes East a distance of 40 feet to the point of beginning. All of the above described parcel or tract of land being according to the Survey and Map of Wooley's Addition to the Town of Columbiana, Alabama, as the same now appears on file in the Office of the Judge of Probate of Shelby County, Alabama, said parcel of land being a part of the SW ¼ of the NW ¼ of Section 25, Township 21, Range 1 West and situated in the Town of Columbiana, Shelby County, Alabama.



20210426000204310 2/2 \$83.00

Shelby Cnty Judge of Probate, AL

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