

This instrument was prepared by:

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Source of Title: Shelby/Bibb County
Real Property/Deed Book __, Page __

QQ	Q	Section	Township	Range
SW/NW	NW/SW	20	24N	12E

WITHOUT THE BENEFIT OF A TITLE SEARCH

SEND TAX NOTICE TO:

Robby Dale Griffin
105 County Road 849
Calera Alabama 35040

STATE OF ALABAMA

*

QUITCLAIM DEED

COUNTY OF SHELBY/BIBB

*

*

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN DOLLARS AND NO/100 (\$10.00), to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, **Rodney Wayne Griffin**, a married man, do hereby remise, release, and forever quitclaim unto the said **Robby Dale Griffin**, a single man, all of my right, title and interest in and to the following described real estate situated in Shelby/Bibb County, Alabama, to-wit:

PARCEL 2 (Shelby County)

Located in Section 20, Township 24 North, Range 12 East, Shelby County, Alabama, and being more particularly described as follows:

BEGIN at the SE Corner of the SW ¼ of the NW ¼ of Section 20, Township 24 North, Range 12 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S88°27'56"W for a distance of 701.07'; thence N00°40'46"W for a distance of 655.54'; thence N89°15'53"E for a distance of 701.00'; thence S00°40'46"E for a distance of 645.76' to the POINT OF BEGINNING.

Said Parcel containing 9.44 acres, more or less.

PARCEL 3 (Bibb County)

Located in Section 20, Township 24 North, Range 12 East, Bibb County, Alabama, and being more particularly described as follows:

BEGIN at the NE Corner of the NW ¼ of the SW ¼ of Section 20, Township 24 North, Range 12 East, Bibb County, Alabama, said point being the POINT OF BEGINNING; thence S88°27'56"W for a distance of 701.07'; thence S52°03'45"W for a distance of 434.37' to the Northerly R.O.W. line of Moreland Road, 40' R.O.W., all further calls will be along said R.O.W. line until otherwise noted; thence S45°30'11"E for a distance of 140.57' to a curve to the left, having a radius of 280.00', and subtended by a chord bearing S57°42'50"E, and a chord distance of 118.45'; thence along the arc of said curve for a distance of 119.35'; thence S69°55'30"E for a distance of 232.55' to a curve to the right, having a radius of 635.00', and subtended by a chord bearing S57°20'25"E, and a chord distance of 276.71'; thence along the arc of said curve for a distance of 278.95'; thence S44°45'21"E for a distance of 53.98' to the Westerly R.O.W. line of Randolph Road, 40' R.O.W., all further calls will be along said R.O.W. line until otherwise noted; thence N33°46'40"E for a distance of 216.39'; thence N27°11'51"E for a distance of 99.28'; thence N20°22'49"E for a distance of 171.02'; thence N26°42'46"E for a distance of 99.49'; thence N33°26'23"E for a distance of 91.75'; thence N39°11'50"E for a distance of 49.56'; thence N45°25'37"E for a distance of 3.82'; thence N00°40'46"W and leaving said R.O.W. line for a distance of 80.09' to the POINT OF BEGINNING.

Said Parcel containing 9.85 acres, more or less.

The above described is not the homestead of the Grantor.

Subject to any recorded Mortgage of Record.

TO HAVE AND TO HOLD, the above granted premises unto the said **Rodney Wayne Griffin**, his heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29 day of May, 2021.

Rodney Wayne Griffin (LS)
Rodney Wayne Griffin
1220 Rocky Creek Road
Locust Grove GA 30248

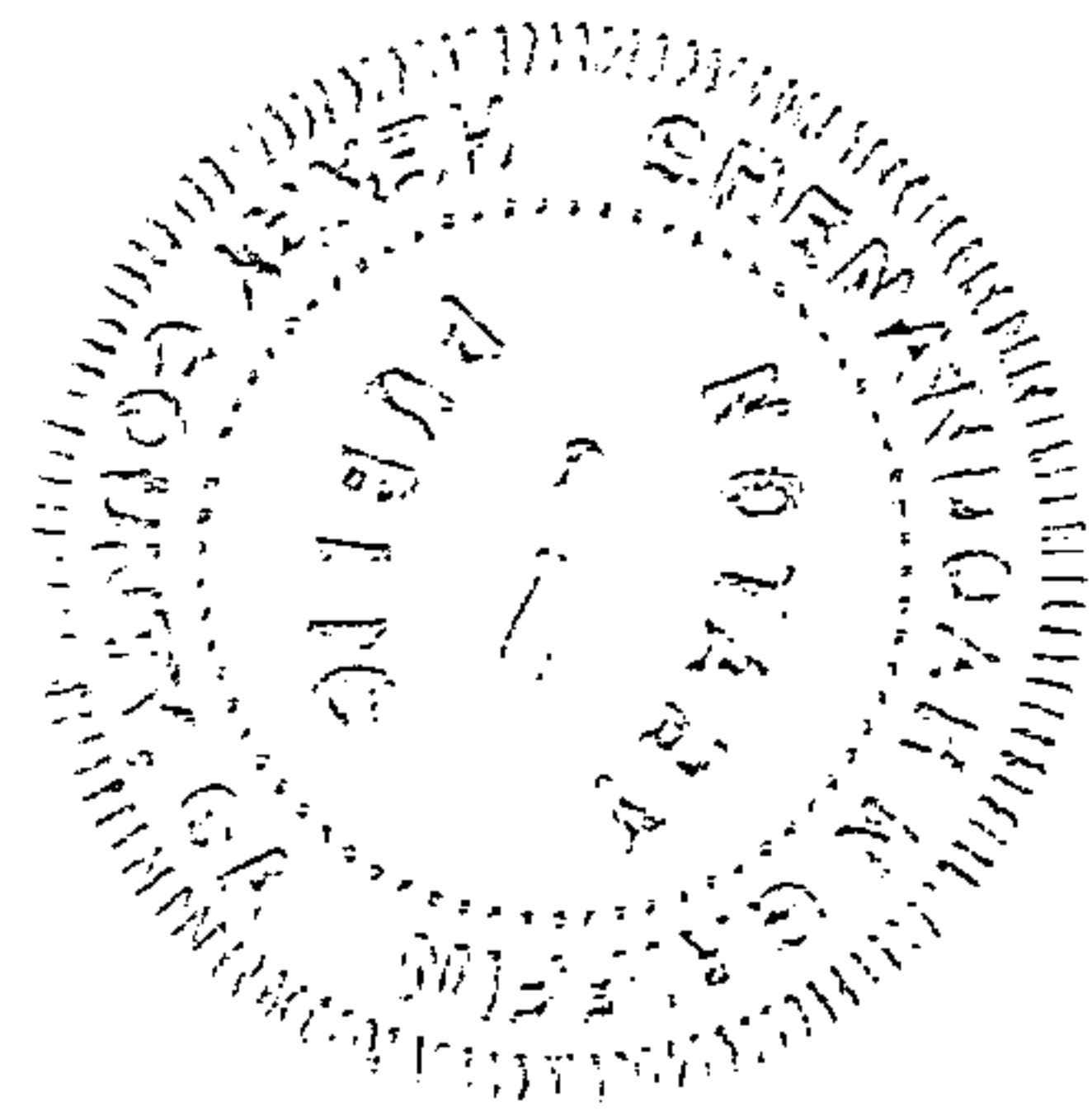
STATE OF Georgia *
COUNTY OF Henry *

GENERAL ACKNOWLEDGMENT

I, Shenandoah N. Griffin, a Notary Public in and for said County, in said State, hereby certify that **Rodney Wayne Griffin** whose name is signed to the foregoing conveyance, and who is known to me or produced a driver's license and/or other picture identification, acknowledged before me on this day, being informed of the contents of the conveyance has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of May, 2021.

(SEAL)



Shenandoah N. Griffin
Notary Public, State at Large
My Commission Expires: 1-30-2024



20210601000264910 3/3 \$61.00
Shelby Cnty Judge of Probate, AL
06/01/2021 10:22:26 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Rodney Wayne Griffin
Mailing Address 1220 Rocky Creek Road
Locust Grove GA 30248

Grantee's Name Robby Dale Griffin
Mailing Address 105 County Road 849
Calera AL 35040

Property Address _____

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value _____
or
Assessor's Market Value \$ 65,140 1/2 32,570 (Shelby)

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 _____ Heirship property

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 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 06-01-2021 _____

Print Marie Griffin _____

_____ Unattested _____

Sign Marie Griffin _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one