

Prepared by:  
Sandy F. Johnson  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124

Send Tax Notice To:  
Oz Enterprises, LLC  
~~0 Richard Porter Dr~~ 309 Hwy 310  
~~Shelby, AL 35143~~ Calera, AL 35040

### GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Fifty Eight Thousand Five Hundred Dollars and No Cents (\$158,500.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

**Harold Griffin, a married man, whose mailing address is:**

2022 Belvedere Cove, Birmingham, AL 35242

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Oz Enterprises, LLC, whose mailing address is:**

309 Hwy 310, Calera, AL 35040

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **0 Richard Porter Dr., Shelby, AL 35143** to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.  
Subject to: All easements, restrictions and rights of way of record.

\$126,800.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

**The property herein conveyed does not constitute the homestead of the Grantor, nor that of his spouse, neither is it contiguous thereto.**

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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 25th day of June, 2021.

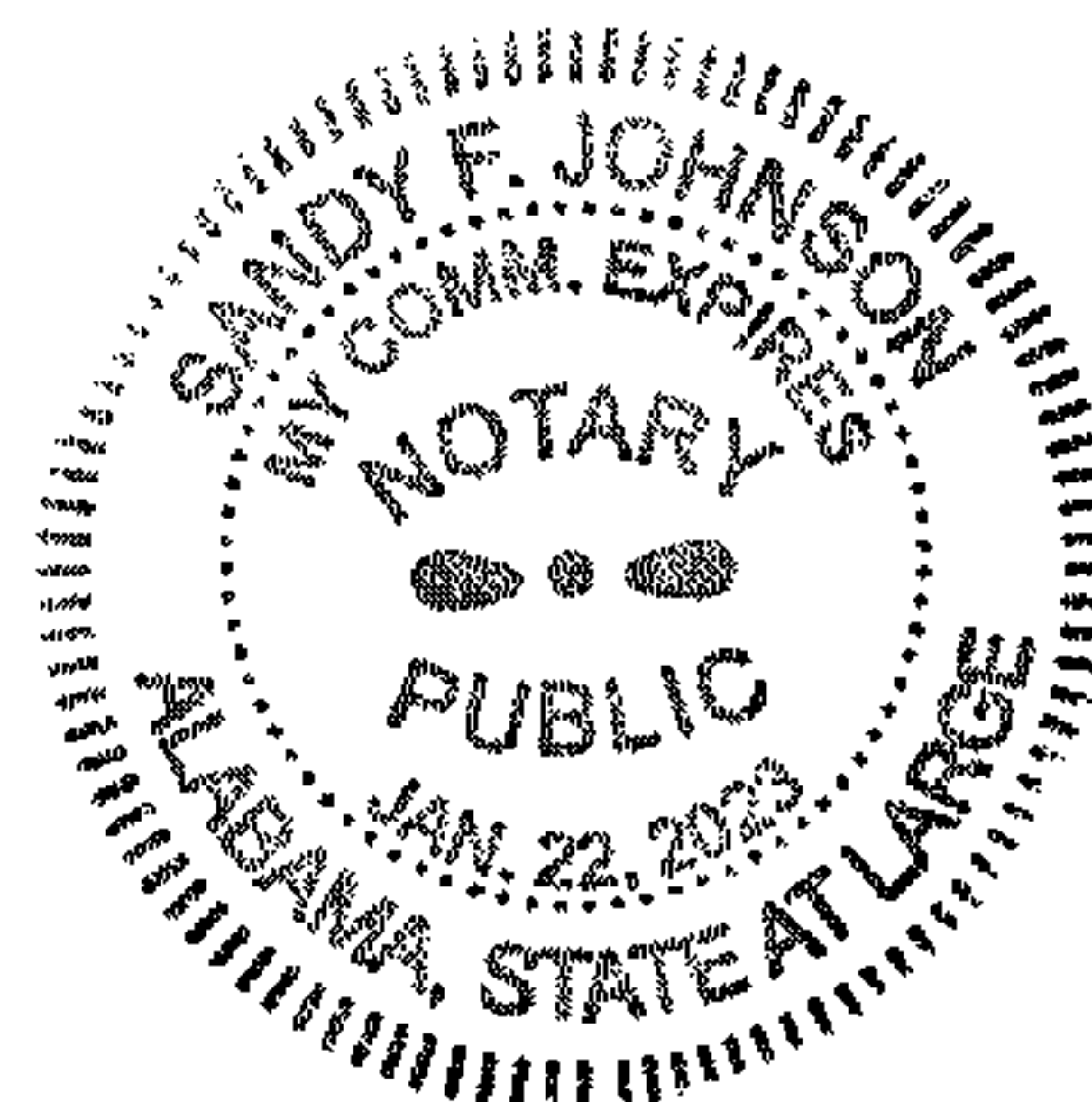
Harold Griffin  
Harold Griffin

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Harold Griffin, whose name 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 conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of June, 2021.

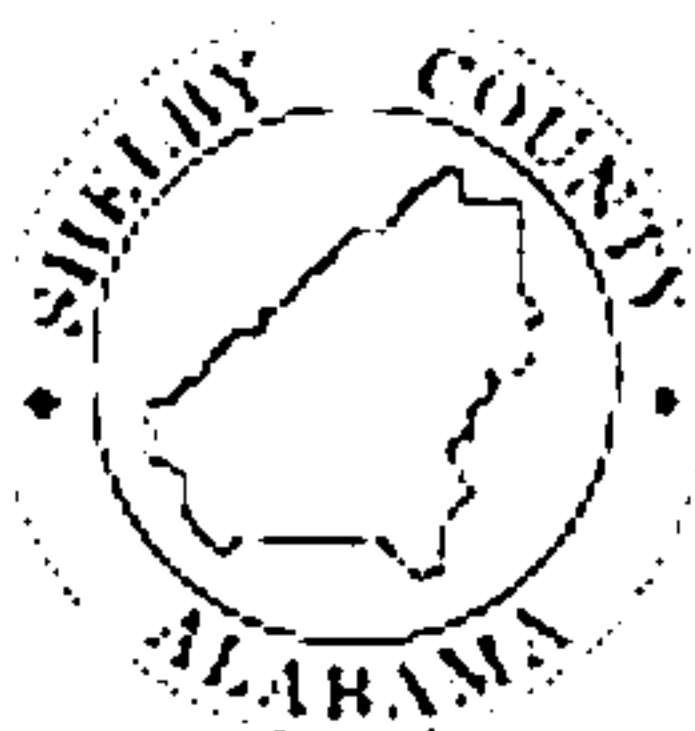
Sandy F. Johnson  
Notary Public, State of Alabama  
Sandy F. Johnson  
Printed Name of Notary  
My Commission Expires: January 22, 2023



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A Parcel of land being the NW 1/4 of the NW 1/4 of Section 8, Township 24 North, Range 15 East, Shelby County, Alabama, less and except any R.O.W. of Richard Porter Road, being more particularly described as follows:

BEGIN at the NW Corner of Section 8, Township 24 North, Range 15 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S00°13'31"E a distance of 1329.93'; thence N89°56'04"E a distance of 1285.19' to the Northwesterly R.O.W. line of Richard Porter Road and a curve to the right, having a radius of 230.00', and subtended by a chord bearing of N34°45'33"E, and a chord distance of 45.14'; thence along the arc of said curve and along said R.O.W. line for a distance of 45.21'; thence N00°12'34"W and leaving said R.O.W. line a distance of 1294.24'; thence S89°52'29"W a distance of 1311.42' to the POINT OF BEGINNING.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/09/2021 09:16:07 AM  
\$57.00 JOANN  
20210709000332970

*Alvin S. Boyd*