



20211229000611390 1/4 \$52.50
 Shelby Cnty Judge of Probate, AL
 12/29/2021 01:36:36 PM FILED/CERT

QUIT CLAIM DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable considerations paid to me by **Darryl A. Griffith, Sr.**, the receipt in full and sufficiency where of is acknowledged, I the undersigned, **Candice M. Griffith**, a married person who certifies that the property conveyed hereby constitutes no part of her homestead do grant and convey unto **Darryl A. Griffith, Sr.** for and during their joint lives and upon the death of either of them to the survivor of them in fee simple, the following described real property, situated in Shelby County, Alabama:

Real property described in Exhibit A, Commonly known as 836 6th Ave Calera, AL 35040

Candice M. Griffith - Grantee

TO HAVE AND TO HOLD during their joint lives **Darryl A. Griffith and Candice M. Griffith**, and upon the death of either of them then to the survivor of them, in fee simple, and to heirs and assigns of such survivor forever, together with every contingent remainder and rights of reversion.

And we do, for ourselves and for our heirs, executors and administrators covenant with the said real property and the heirs assigns to the survivor of them, that we are lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that they have a good right to sell and convey the same as aforesaid.

Darryl A. Griffith Sr.

Date: 12-29-21
Darryl A. Griffith, Sr.
 Buyer

Candice M. Griffith

Date: 12/29/2021
Candice M. Griffith
 Seller

Kimberly H. Brasher 12/29/21

Notary Public

3-28-22





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STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State do hereby certify that Darryl A. Griffith, Sr. and Candice M. Griffith whose names are signed to the foregoing conveyance who are known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, and they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 29th day of Dec, 2021

Kendy H. Burchin
Notary Public

3-28-22

This Instrument was Prepared By:

Candice M. Griffith
126 Eastwillow Circle
Calera, AL 35040

**who makes no representation as to
status of title or to matters which
would be disclosed by current survey**

Exhibit A



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20081006000395720 3/3 \$28.50
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10/06/2008 03:57:13PM FILED/CERT

Begin at a point on the North side of 6th Avenue directly North of the Northwest corner of Block 131 according to Dunstan's Survey of the town of Calera, Shelby County, Alabama; thence run East along the North margin of 6th Avenue 55 feet to the point of beginning; thence run East 55 feet ^{along} said Avenue to a point; thence run North 200 feet to a point; thence run West 55 feet to a point; thence run South 200 feet to the point of beginning ^{being} situated in Shelby County, Alabama.

~~_____~~
~~_____~~
~~_____~~

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Candice Griffith
126 East Willow Cir
Calera, AL 35040

Grantee's Name
Mailing Address

Darryl A. Sr. Candice Griffith
126 East Willow Cir
Calera, AL 35040

Property Address

836 1/2 Ave
Calera, AL
35040

Date of Sale

12/29/2021

Total Purchase Price \$

~~21,295~~

or

Actual Value \$

or

Assessor's Market Value \$

42,890.00



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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 \$ 21,295.00
 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 12/29/2021

Print Candice Griffith

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one