

SEND TAX NOTICE TO:

Lellwyn M. Griffin and Amy D. Griffin
1213 Hwy 277
Helena, AL 35080
HOV-22-3596

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **SIX HUNDRED FORTY THOUSAND AND 00/100 (\$640,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Nicholas J. Anglin, an unmarried person, whose address is:**

1225 Highway 277 Helena, AL 35080 and Valyn Anglin, an unmarried person, whose address is 1225 Highway 277 Helena, AL 35080, (hereinafter "Grantor", whether one or more), by **Lellwyn M. Griffin and Amy D. Griffin**, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Lellwyn M. Griffin and Amy D. Griffin, a married couple, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1213 Hwy 277, Helena, AL 35080** to-wit:

Part of the Southwest Quarter of the Southeast Quarter of Section 27, Township 20 South, Range 4 West, in Shelby County, Alabama and being more particularly described as follows:

COMMENCE at the Southwest corner of said Southwest Quarter of the Southeast Quarter; thence run Easterly and along the South line of said Southwest Quarter of the Southeast Quarter of said Section 27 for a distance 221.12 feet to an iron pipe found at the **POINT OF BEGINNING** of the parcel herein described; thence with a deflection angle of 89 degrees, 38 minutes, 14 seconds to the left run in a Northerly direction for a distance of 444.73 feet to an iron pipe found at the Southwest corner of the parcel of land described at Deed Book 349 Page 538 and recorded in the Office of the Judge of Probate for Shelby County Alabama; thence with an interior angle of 180 degrees, 04 minutes, 32 seconds to the left run in a Northerly direction for a distance of 166.91 feet to an iron pipe found on the curving South right-of-way margin of County Road No. 277; thence with an interior angle of 112 degrees, 14 minutes, 53 seconds to the left to the chord, run in a northeasterly direction and along said curving South margin, having a radius of 412.84 feet, for a chord distance of 74.82 feet to a capped rebar set; thence with an interior angle of 174 degrees, 48 minutes, 04 seconds to the left, run in a northeasterly direction and along said margin for a distance of 159.29 feet; thence with an interior angle of 72 degrees, 53 minutes, 36 seconds to the left, run in a Southerly direction for a distance of 241.02 feet to an iron pipe found; thence with an interior angle left of 180 degrees, 04 minutes, 56 seconds continue Southerly for a distance of 444.54 feet to an iron pipe found on the South line of said Southwest Quarter of the Southeast Quarter; thence with an interior angle of 90 degrees, 15 minutes, 47 seconds to the left, run in a Westerly direction and along said South line for a distance of 222.07 feet to

the POINT OF BEGINNING of the parcel herein described; thus making closing interior angle of 89 degrees, 38 minutes, 14 seconds.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$576,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 16 day of May, 2022.



Nicholas J. Anglin

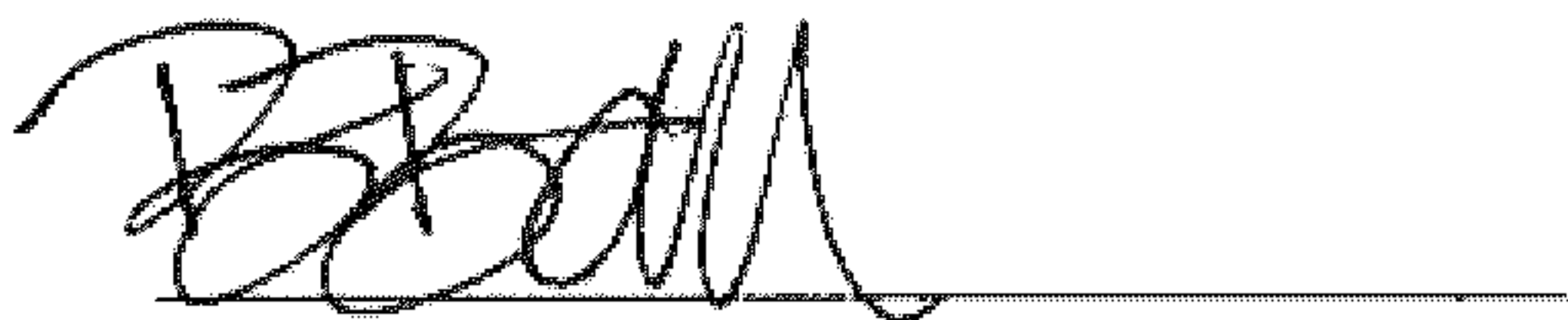


Valyn Anglin

STATE OF ALABAMA
COUNTY OF JEFFERSON

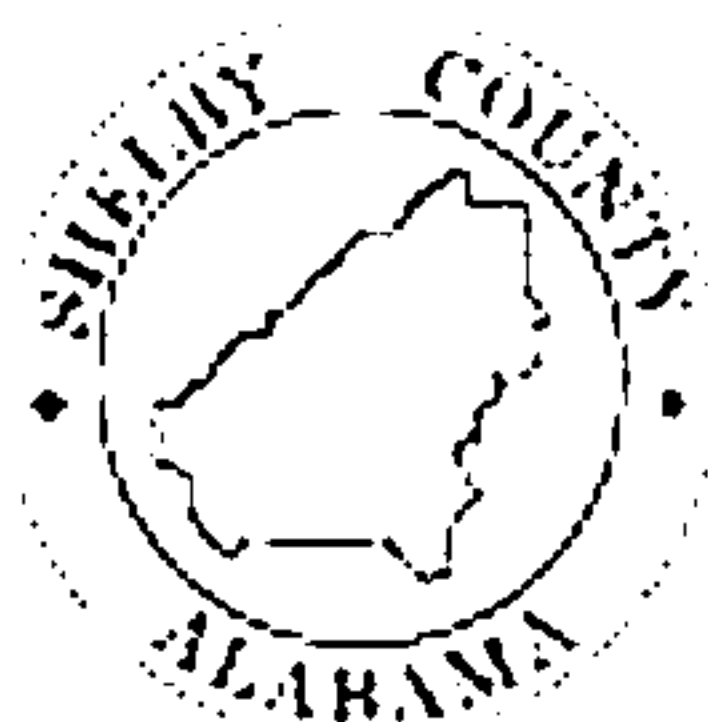
I, the undersigned Notary Public in and for said County and State, hereby certify that Nicholas J. Anglin and Valyn Anglin whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of May, 2022.



Notary Public
My Commission Expires:

BRITTANY BALL
Notary Public, Alabama State At Large
My Commission Expires Dec. 28, 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/26/2022 03:24:25 PM
\$89.00 JOANN
20220526000214560

