This Instrument Was Prepared by: Lorrie Maples Parker, Esquire The Parker Law Firm, LLC 500 Office Park Drive Suite 100 Birmingham, Alabama 35223 Send Tax Notice To:

Michael Chambless Cynthia Chambless 489 River Crest Drive North Helena, Alabama 35080

WARRANTY DEED

Joint Tenancy With Right of Survivorship

STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of THREE HUNDRED SEVENTY-FIVE THOUSAND AND 00/100 DOLLARS (\$375,000.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, we, AMY D. GRIFFIN AND LELLWYN M. GRIFFIN, WIFE AND HUSBAND (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto MICHAEL CHAMBLESS AND CYNTHIA CHAMBLESS (herein referred to as GRANTEE, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2112, according to the Map of Old Cahaba Phase V, 6th Addition as recorded in Map Book 37, Page 62, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

NOTE: \$346,750.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we	have set our hand(s) and seal(s), this 3 rd day of June, 2022.
WITNESS:	Amy Delly by Selley M. Siff., here
	AMY D. GRIFFIN, BY LEELWYN M.
	GRIFFIN, HER ATTORNEY IN FACT BY POWER OF ATTORNEY
	-1.11.11 /s//
	LELLWYN M GRIFFIN
STATE OF ALABAMA	O
COUNTY OF JEFFERSON	
foregoing instrument, and who is keepinformed of the contents of said instruments are said instruments of said instruments. It is a said instrument of the contents of said instruments are said instruments.	me as Attorney in Fact for Amy D. Griffin, is signed to the nown by me, acknowledged before me on this day that, being strument, he in his capacity as such Attorney in Fact, and with oluntarily on the day the same bears date. office seal this the 3 rd day of June, 2022.
	office seal this the 3 rd day of June, 2022. MAPLES MOTARY: Reserved.
Lorrie Maples Parker. Notary Publi	
My Commission Expires: 10/16	5/2023 PUBLIC : SEE
STATE OF ALABAMA COUNTY OF JEFFERSON	O O STATE AT LANDING OF THE OTHER PROPERTY O
that Lellwyn M. Griffin whose nan me, acknowledged before me on the he executed the same voluntarily or	y, Notary Public for the State of Alabama, do hereby certify ne is signed to the foregoing instrument, and who is known by his day that, being informed of the contents of said instrument, and the same bears date. Office seal this the 3 rd day of June, 2022.
	THE PLES DING
Lorrie Maples Parker. Notary Publ. My Commission Expires: 10/16	ic 6/2023 OTARY 7

	Real Estate			1075 Santion 40 22 1
	ocument must be filed in acco Amy D. Griffin	raance with	<i>Coae of Alabar</i> Grantee's Name	na 1975, Section 40-22-1 Michael Chambless
Grantor's Name	Lellwyn M. Griffin		Giantee Sixanie	Cynthia Chambless
Mailing Address	1213 Highway 277		Mailing	489 River Crest Drive North
	Helena, Alabama 35080		Address	Helena, Alabama 35080
Property Address	489 River Crest Drive North		Date of Sale	June 6, 2022
Не	Helena, Alabama 35080		— -	\$375,000.00
			Price Or	
			Actual Value	\$
			Or	€
			Assessor's Market Value	
	e or actual value claimed on this of documentary evidence is not r		verified in the fol	llowing documentary evidence: (check
	Bill of Sale		A	ppraisal
X	Sales Contract		O	ther
	Closing Statement	. •	11 C .1	1 · C
		ation contain	is all of the requir	red information referenced above, the
filing of this form	is not required.	Instructio	ns	
Property address - Date of Sale - the of Total purchase price instrument offered Actual value - if the instrument offered current market value If no proof is provivaluation, of the pri purposes will be use I attest, to the best	the physical address of the property late on which interest to the propert ce - the total amount paid for the for record. The property is not being sold, the transfer record. This may be evidenced in the evidence of the property as determined by the local of the evidence of my knowledge and belief that the property as the evidence of the evidence	being convey was convey purchase of the calue of the calu	yed, if available, ed. he property, both repraisal conducted by the responsition of Alabama on contained in this	eal and personal, being conveyed by the eal and personal, being conveyed by the y a licensed appraiser or the assessor's fair market value, excluding current use bility of valuing property for property tax 1975 § 40-22-1 (h). Is document is true and accurate. I further tion of the penalty indicated in Code of
Date: June 3, 20	022	Print A	my D. Griffin by I	Lellwyn M. Griffin, her attorney in fact
T T 4.4 4 -		$\frac{\mathbf{E}}{\mathbf{Sign}}$	y power of attorne	he felley W/ Diff her altoing in fair
Unatteste	<u>u</u>	51511 / _	Grantor/	Grantee/Owner/Agent) circle one
Date: June 3, 2	022	Print <u>L</u>	ellwyn M. Griffin	<u> </u>
Unatteste	<u>d</u>	Sign	Lelley M/	Jill.
	Filed and Recorded		Grantor/	antee/Owner/Agent) circle one
	Official Public Reco Judge of Probate, Sl Clerk		Alabama, County	Form RT-1

Shelby County, AL

20220607000228780

\$56.50 JOANN

06/07/2022 02:32:43 PM