

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 3rd day of June, 2022.

WITNESS:

*Amy D. Griffin, by Lellwyn M. Griffin, her
attorney in fact by power of attorney*
AMY D. GRIFFIN, BY LELLWYN M.
GRIFFIN, HER ATTORNEY IN FACT BY
POWER OF ATTORNEY

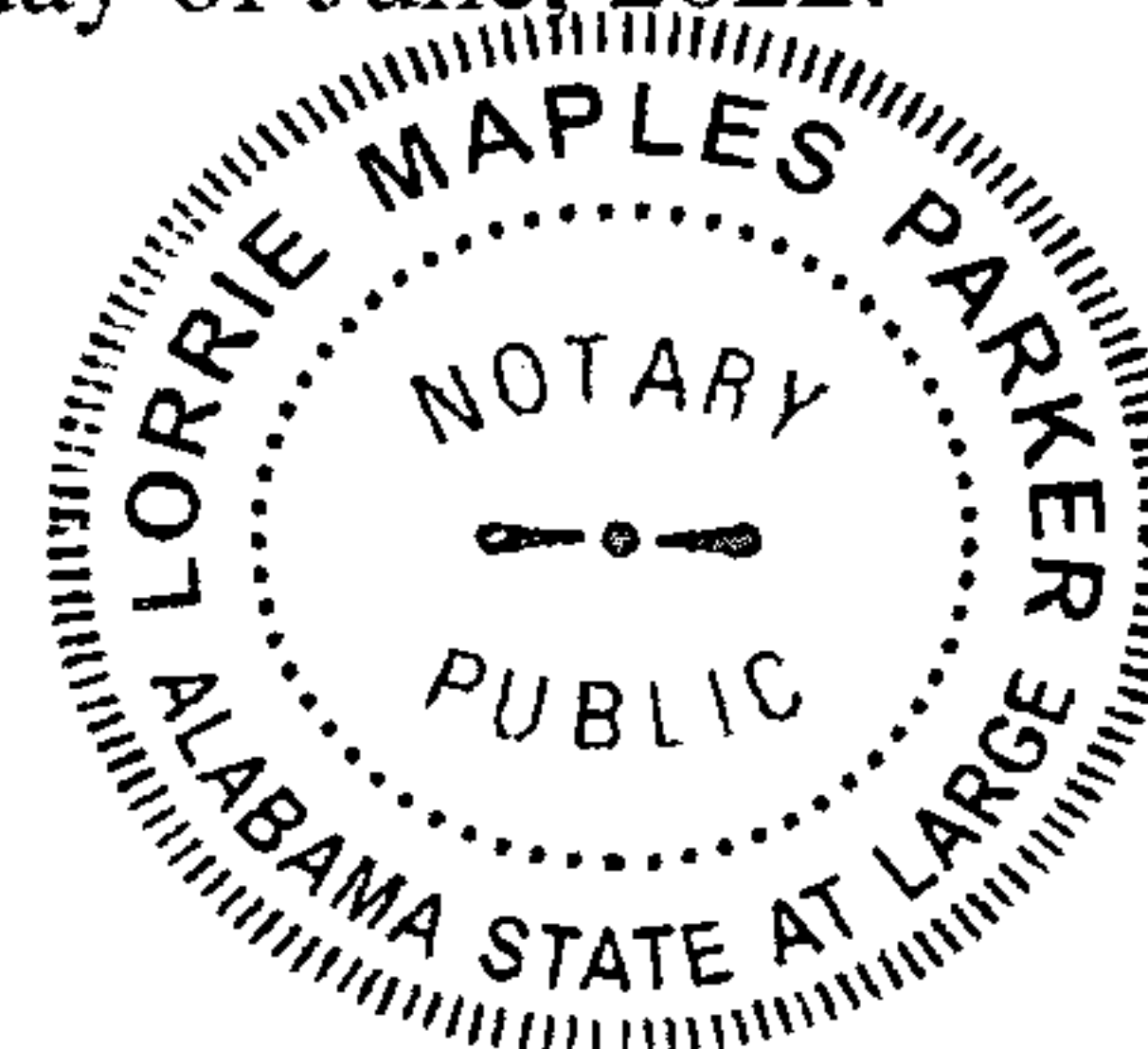
Lellwyn M. Griffin
LELLWYN M. GRIFFIN

STATE OF ALABAMA 0
COUNTY OF JEFFERSON 0

I, the undersigned authority, a Notary Public for the State of Alabama, do hereby certify that Lellwyn M. Griffin, whose name as Attorney in Fact for Amy D. Griffin, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 3rd day of June, 2022.

[Signature]
Lorrie Maples Parker. Notary Public
My Commission Expires: 10/16/2023

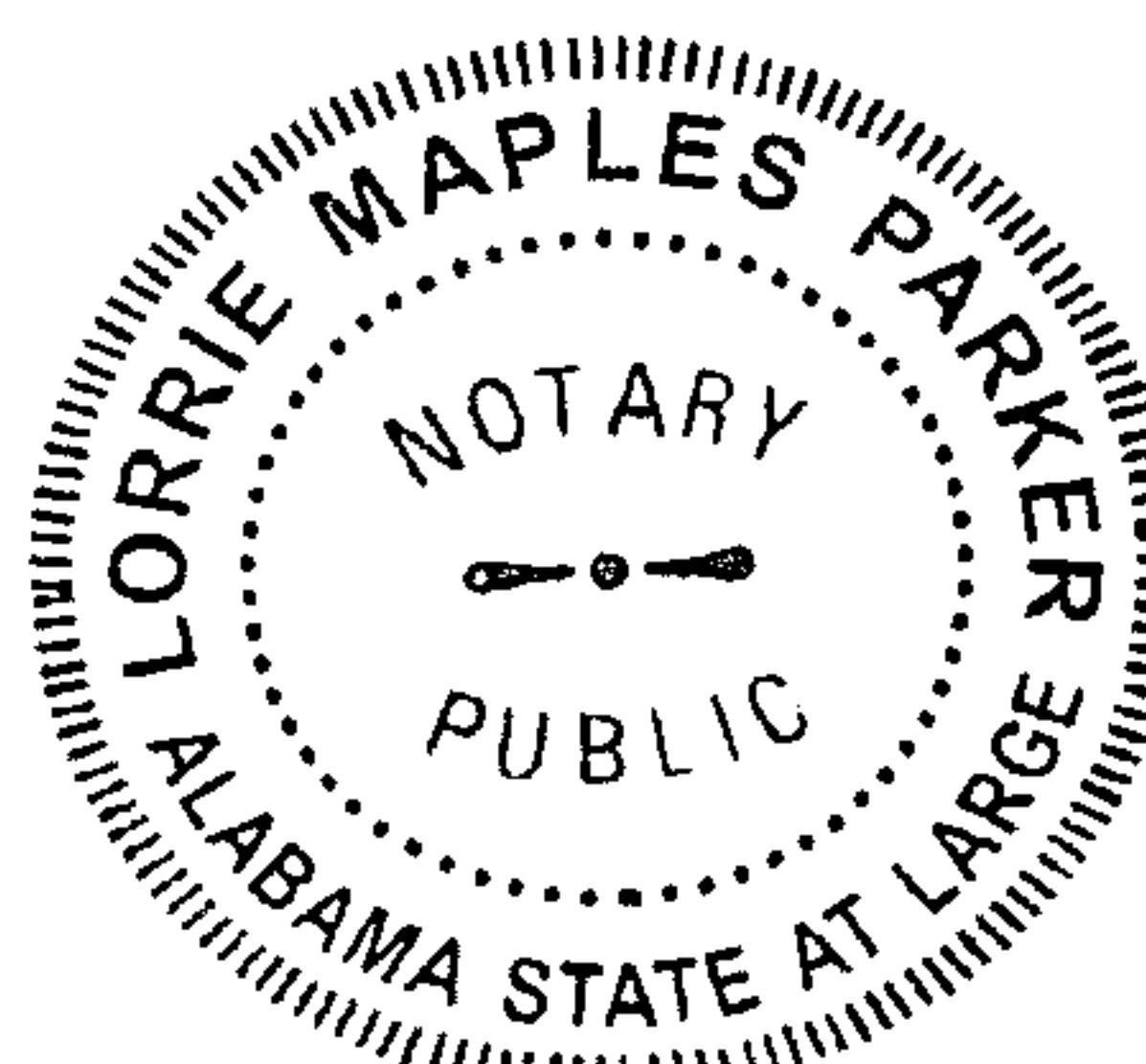


STATE OF ALABAMA 0
COUNTY OF JEFFERSON 0

I, the undersigned authority, Notary Public for the State of Alabama, do hereby certify that Lellwyn M. Griffin whose name is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 3rd day of June, 2022.

[Signature]
Lorrie Maples Parker. Notary Public
My Commission Expires: 10/16/2023



Alli S. Bayal