

State of Alabama)
County of Shelby)

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of two hundred seven thousand five hundred and no/100 dollars (**\$207,500.00**) being the contract sales price, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, Timothy N. Griggs, a married person (**Grantor**) whose address is 23975 Rains Avenue, Tabor, Iowa 51653 does grant, bargain, sell and convey unto Connor Griggs (**Grantee**) whose address is 2960 Riverwood Terrace, Birmingham, Alabama 35242 the following described real estate situated in Shelby County, Alabama to-wit:

LOT E, BLOCK 8, ACCORDING TO THE AMENDED MAP OF RIVERWOOD, THIRD SECTOR, RECORDED IN MAP BOOK 8, PAGE 103, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. aka 2960 Riverwood Terrace, Birmingham, Alabama 35242

Subject to:

Ad Valorem Taxes due October 1, 2022.

Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 327, Page 346, in the Probate Office of Shelby County, Alabama.

A 23-foot building setback line from Riverwood Terrace as shown on Map Book 8, Page 103, in the Probate Office of Shelby County, Alabama.

A 5-foot easement along front of lot as shown on Map Book 8, Page 103, in the Probate Office of Shelby County, Alabama.

A 10-foot easement along rear of lot as shown on Map Book 8, Page 103, in the Probate Office of Shelby County, Alabama.

A 20-foot easement as shown on Map Book 8, Page 103, in the Probate Office of Shelby County, Alabama.

Subject to covenants, conditions and restrictions as set forth in the document recorded in Misc. Book 39, Page 880, and any amendments thereto, in the Probate Office of Shelby County, AL.

Agreement with Alabama Power Company as recorded in Misc. Book 48, Pages 278 and 281 in the Probate Office of Shelby County, AL.

Right of way granted to Alabama Power Company as set forth in Deed Book 266, Page 71; Deed Book 279, Page 387; Deed Book 247, Page 422 and Misc. Book 48, Page 278, in the Office of the Judge of Probate of Shelby County, AL.

All of the consideartion was paid from the proceeds of a purchase money mortgage

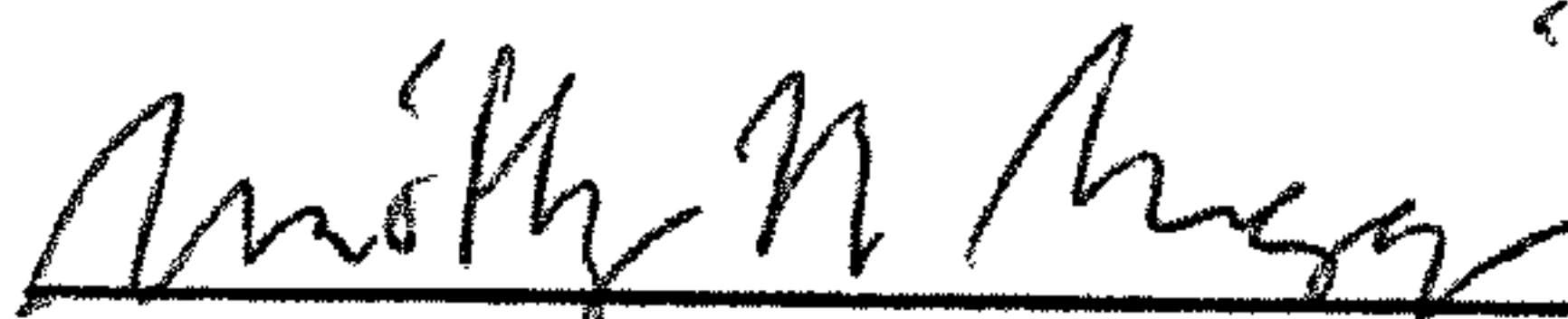
The property conveyed does not constitute the homestead of the Grantor or his spouse.

TO HAVE AND TO HOLD unto the said **Grantee**, his heirs, successors and assigns forever.

And said **Grantor** does for himself, his heirs, successors, assigns, and personal representatives covenant with said **Grantee**, his heirs, successors and assigns that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and his heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said **Grantee**, his heirs, successors and assigns forever, against the lawful claims of all persons.

EXECUTION ON FOLLOWING PAGE

IN WITNESS WHEREOF, the said Grantor has caused this conveyance to be executed this the 24th day of June, 2022.

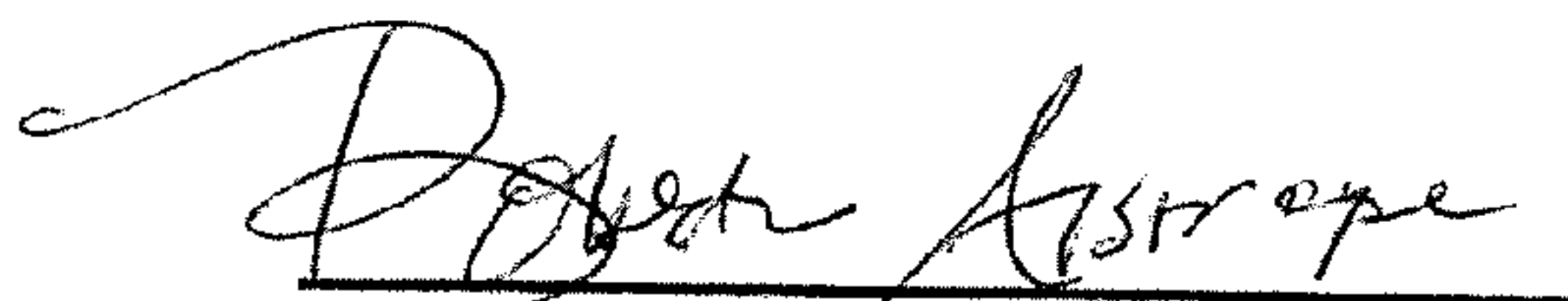

TIMOTHY N. GRIGGS SEAL

State of Iowa

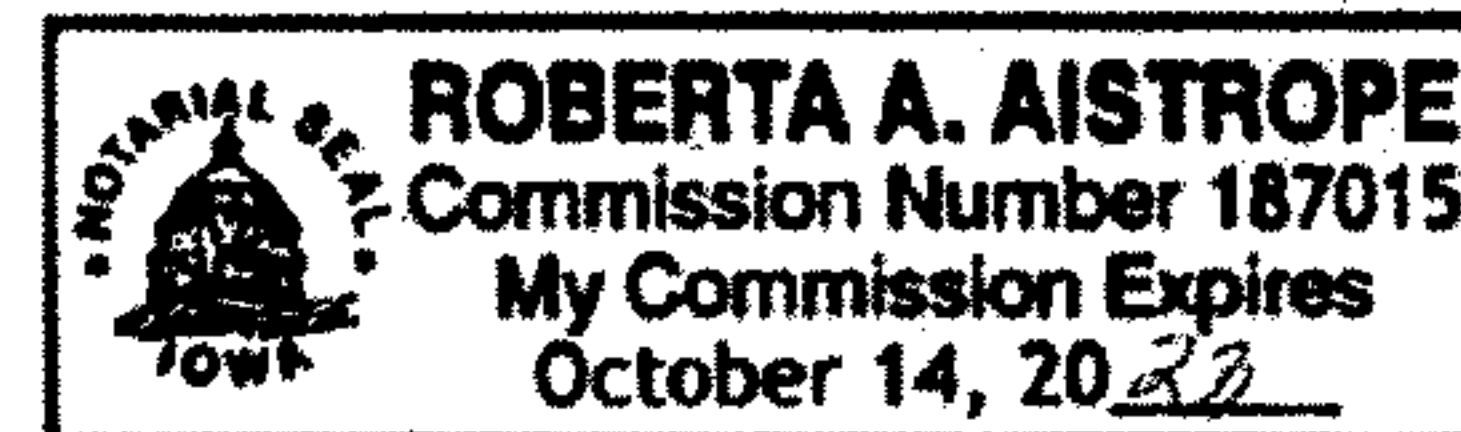
County of Tremont

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Timothy N. Griggs whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of June, 2022.


Notary Public
Commission Expires 10-14-2023

MUST AFFIX SEAL



This Instrument Prepared By:
Gene W. Gray, Jr.
2100 Southbridge Parkway, Suite 338
Birmingham, AL 35209
205-879-3400
FILE #222175

Send Tax Notice To:
CONNOR GRIGGS
2960 RIVERWOOD TERRACE
BIRMINGHAM, AL 35242
ID #: 10-2-03-0-001-057.043



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/28/2022 11:45:58 AM
 \$29.00 PAYGE
 20220628000257610

Allen S. Beal

Real Estate Sales Validation Form

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

Grantor's Name TIMOTHY N. GRIGGS
 Mailing Address 23975 RAINS AVENUE
TABOR, IA 51653

Grantee's Name CONNOR GRIGGS
 MAILING ADDRESS 2960 RIVERWOOD TERRACE
BIRMINGHAM, AL 35242

Property Address 2960 RIVERWOOD TERRACE
BIRMINGHAM, AL 35242

Date of Sale 06/27/2022

Total Purchase Price \$ 207,500.00

or

Actual Value \$

or

Assessor's Market Value \$

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
☐ 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 6/27/22

Print GENE W. GRAY, JR.

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1