

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-22-28337

Send Tax Notice To: Matthew I. Griffith
Laura M. Griffith

102 Beacon Dr
Columbiana, AL 35051

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Six Thousand Dollars and No Cents (\$406,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Camille M. Bell**, a married woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Matthew I. Griffith and Laura M. Griffith**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2022 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Camille M. Cole is the surviving grantee in Instrument No. 20131204000470930, Probate Office, Shelby County, Alabama. The other grantee, Ray T. Cole is deceased, having died April 5, 2017. Camille M. Cole and Camille M. Bell are one in the same person. No part of the homestead of Camille M. Bell's spouse.

\$270,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 28th day of June, 2022.

Camille M. Bell
Camille M. Bell

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Camille M. Bell, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of June, 2022.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-1-24



EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 19, Township 21 South, Range 1 East, described as follows:

Commence at the SW corner of Section 19, Township 21 South, Range 1 East; thence run North along the West line of Section 19 a distance of 317.00 feet to the point of beginning; thence continue North along the West line of said Section 19 a distance of 355.00 feet; thence turn an angle of 79 degrees 07 minutes 31 seconds to the right and run a distance of 616.81 feet to the West margin of a gravel road; thence turn an angle of 90 degrees to the right and run along margin of said road a distance of 94.10 feet; thence turn an angle of 26 degrees 30 minutes 53 seconds to the left and run along margin of said road a distance of 171.35 feet; thence turn an angle of 52 degrees 35 minutes 09 seconds to the left and run along margin of said road a distance of 188.78 feet; thence turn an angle of 39 degrees 53 minutes 06 seconds to the right and run along margin of said road a distance of 84.61 feet; thence turn an angle of 129 degrees 13 minutes to the right and run a distance of 999.01 feet to the point of beginning; situated in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 19, Township 21 South, Range 1 East, Shelby County, Alabama.

LESS AND EXCEPT property conveyed to Robert F. McLeroy, Jr. in Inst. No. 20080514000197360, in the Probate Office, Shelby County, Alabama.

