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 Pr Columbiano, Ac 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

State of Alabama

County of Shelby

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 handrand afficial seal this the 28th day of June, 2022.

Notary Public, State of Alabama

My Commission Expires: 9-1-2-1

(Vana 11/1) 12/1/1

## EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land situated in the SW ¼ of SW ¼ 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 ¼ of SW ¼ 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.

## Real Estate Sales Validation Form

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

Grantor's Name	Camille M. Bell	Grantee's Name	Matthew I. Griffith Laura M. Griffith
Mailing Address	31-10 Decada (1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-	_ Mailing Address	
	31010 Dunbarton Dri Mountain Bruck, AL	<u>ve</u> <u>-35223</u>	102 Benevn Br. 3505/
Property Address	102 Beacon Dr.		June 28, 2022
	Columbiana, AL 35051	Total Purchase Price or	\$406,000.00
		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  XX			
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 of 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 <u>Code of Alabama 1975</u> § 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 June 21, 2022	<u>}</u>	Print <u>Camille M. Bell</u>	
Unattested		Sign ( )	10000000000000000000000000000000000000
Filed and Reco Official Public Judge of Proba Clerk	(Actilica cha)	(Grantor/o	Grantee/Owner/Agent) circle one

AHAM

Shelby County, AL

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**\$164.00 JOANN** 

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Form RT-1