

Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Carol H. Griffith & Joy Griffith
108 Norridge Place
Pelham, AL 35124

This deed is being prepared without benefit of title search/exam. The preparer is acting as scrivener only. No warranties are made by the preparer as to the status of title or the accurateness of the legal description.

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **JOINT SURVIVORSHIP WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **CAROL GRIFFITH JARRETT nka CAROL H. GRIFFITH, an unmarried woman** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **CAROL H. GRIFFITH and JOY GRIFFITH** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 32, according to the Survey of Stratford Place, Phase II, Final Plat, as recorded in Map Book 12, Page 91, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto 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, their heirs and assigns forever.

And said Grantor, for said Grantor, her heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and her heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this the 21st day of July, 2022.

Carol H Griffith
CAROL H. GRIFFITH

STATE OF ALABAMA)

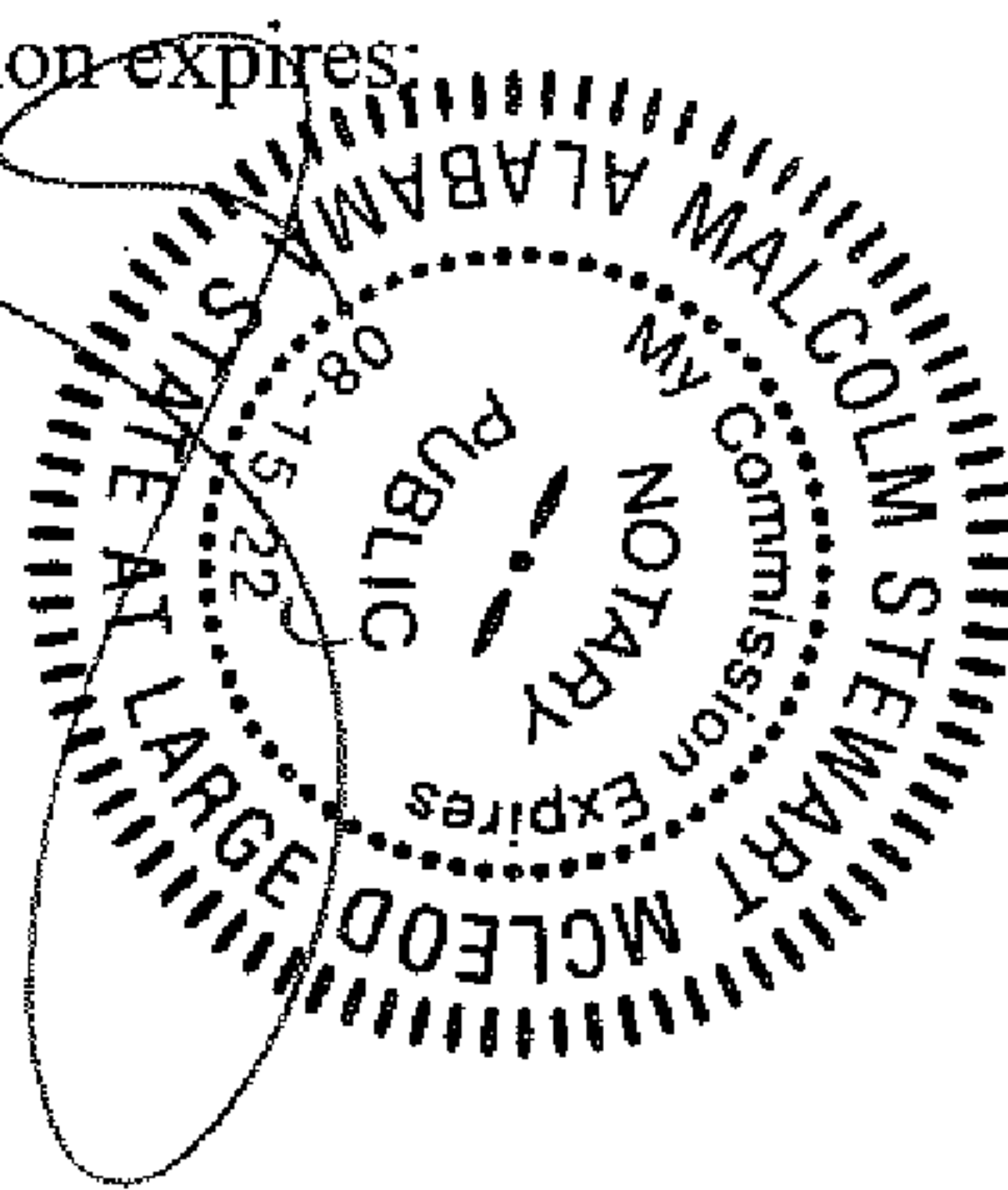
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **CAROL H. GRIFFITH**, 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 the instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21st day of July, 2022.

NOTARY PUBLIC

My commission expires:



Allen S. Beryl