

This instrument prepared without benefit of title examination, on-site inspection or survey by:  
Hunter C. Hodges  
TRADITIONS LAW GROUP  
1800 McFarland Blvd Ste 230  
Tuscaloosa, AL 35406  
(205) 345-0090

20220801000300610 1/1 \$140.50  
Shelby Cnty Judge of Probate, AL  
08/01/2022 03:55:00 PM FILED/CERT

SOURCE OF TITLE: DEED BOOK: 132 PAGE: 323 INSTRUMENT: 20051118000603060

STATE OF ALABAMA  
SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned GRANTORS, in hand paid by GRANTEE herein, the receipt whereof is acknowledged, we, **John W. Griffith** and **Catherine W. Griffith**, a married couple with a shared address at PO Box 96, Bellamy, AL 36901, hereinafter referred to as "GRANTORS", do grant, bargain, sell and convey unto **Griffith Family Properties, LLC**, an Alabama limited liability company, whose mailing address is PO Box 96, Bellamy, AL 36901, hereinafter referred to as "GRANTEE", the following described property situated in Shelby County, Alabama:

Lot 6, in Block "J" according to the Survey of Lyman's Addition to the Town of Montevallo, as recorded in Map Book 3, Page 27, in the Probate Office of Shelby County, Alabama.

This conveyance is hereby made subject to all easements, restrictions, rights of way and other matters of record in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said GRANTEE, its successors and assigns forever.

GRANTORS do for themselves and for their heirs, executors, administrators, successors and assigns covenant with the said GRANTEE and its successors and assigns, that GRANTORS are lawfully seized in fee simple of said parcel; that said parcel is free from all encumbrances unless otherwise noted above; that GRANTORS have a good right to sell and convey the same as aforesaid; and that GRANTORS will, and their heirs, executors, administrators, successors and assigns shall warrant and defend the same to said GRANTEE and its successors and assigns forever against the lawful claims of all persons.

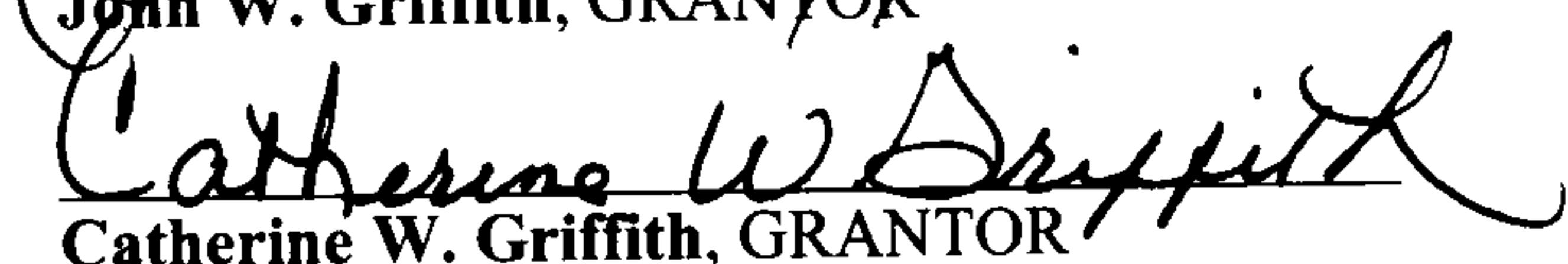
The property conveyed has a street address of 1151 Highland St, Montevallo, AL 35115.

The property conveyed is NOT the homestead on GRANTORS.

The Tax Commissioner's total value of the property is \$118,400

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 27<sup>th</sup> day of July, 2022.

  
John W. Griffith, GRANTOR

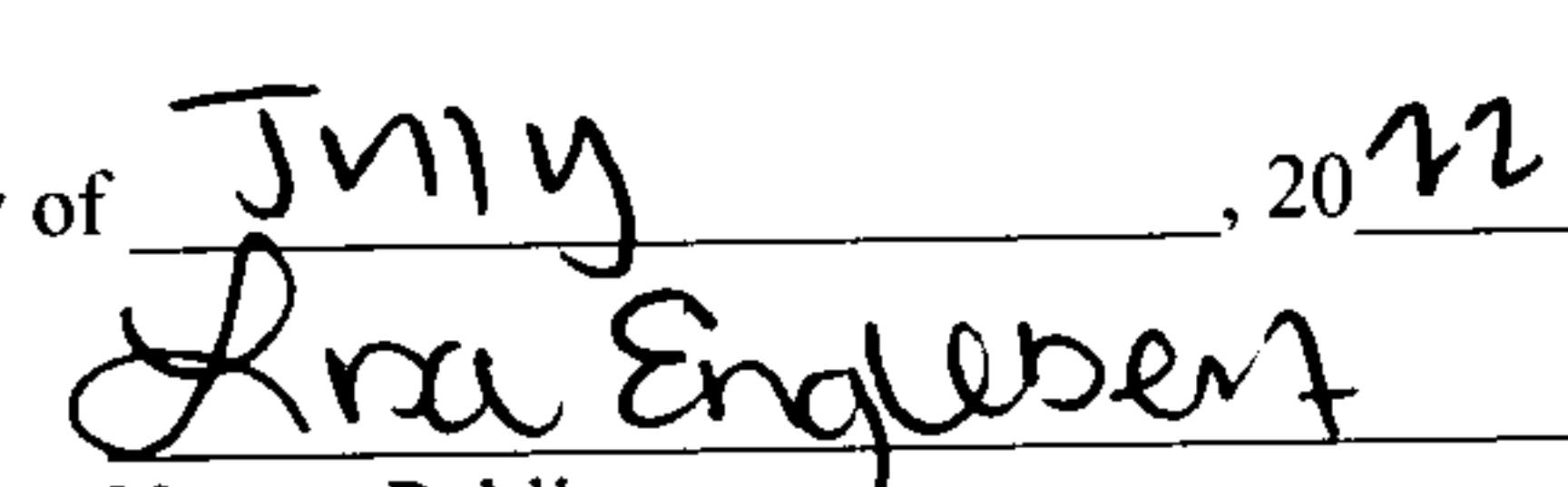
  
Catherine W. Griffith, GRANTOR

STATE OF ALABAMA )  
TUSCALOOSA COUNTY )

I, the undersigned, a Notary Public in and for said county and state, hereby certify that **John W. Griffith**, whose name is signed to the foregoing conveyance, and who is known to me or whose identity was proven to me through sufficient documentation, acknowledged before me on this day, that being informed of the contents of the above conveyance, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27<sup>th</sup> day of July, 2022.

My Commission Expires: 11/12/25

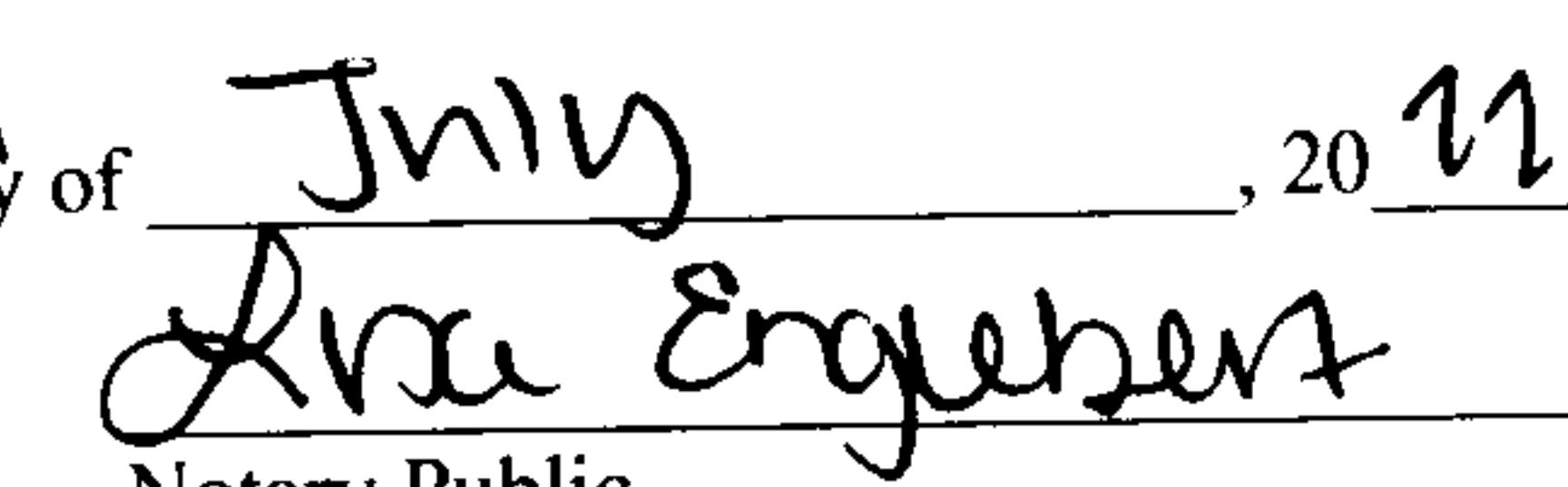
  
LISA ENGLEBERT  
Notary Public

STATE OF ALABAMA )  
TUSCALOOSA COUNTY )

I, the undersigned, a Notary Public in and for said county and state, hereby certify that **Catherine W. Griffith**, whose name is signed to the foregoing conveyance, and who is known to me or whose identity was proven to me through sufficient documentation, acknowledged before me on this day, that being informed of the contents of the above conveyance, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27<sup>th</sup> day of July, 2022.

My Commission Expires: 11/12/25

  
LISA ENGLEBERT  
Notary Public

Shelby County, AL 08/01/2022  
State of Alabama  
Deed Tax: \$118.50

