

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Kelly S. Griffin
1050 Overland Road
Montevallo, AL 35115

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED FORTY THOUSAND AND 00/100 (\$140,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Paul Brooks Brown, Trustee of The GST Exempt Family Trust fbo Paul Brooks Brown dated July 13, 2010** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Kelly S. Griffin** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Commence at the Southeast corner of the SE quarter of the NE quarter of Section 2, Township 24 North, Range 12 East; thence run North along the East line of said quarter-quarter for 201.12 feet to a point on the North right of way of Shelby County Road No. 25 and the point of beginning; thence continue North along the East line of the said quarter-quarter for 208.45 feet; thence turn an angle to the left of 89 degrees 28 minutes 42 seconds and run West for 154.47 feet; thence turn an angle to the left of 89 degrees 16 minutes 32 seconds and run South for 208.46 feet to a point on the North right of way of Shelby County road No. 25; thence turn an angle to the left of 90 degrees 43 minutes 28 seconds and run East along the North right of way for 159.00 feet to the point of beginning.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

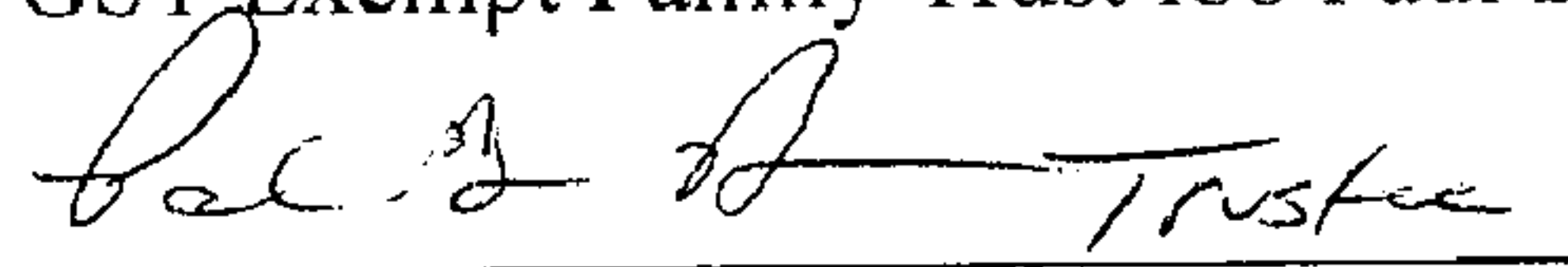
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S 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, and except for any Restrictions pertaining to the Real Estate of

record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 13th day of October, 2022.

The GST Exempt Family Trust fbo Paul Brooks Brown dated July 13, 2010

X By: 
Paul Brooks Brown, Trustee

STATE OF ALABAMA
Shelby COUNTY

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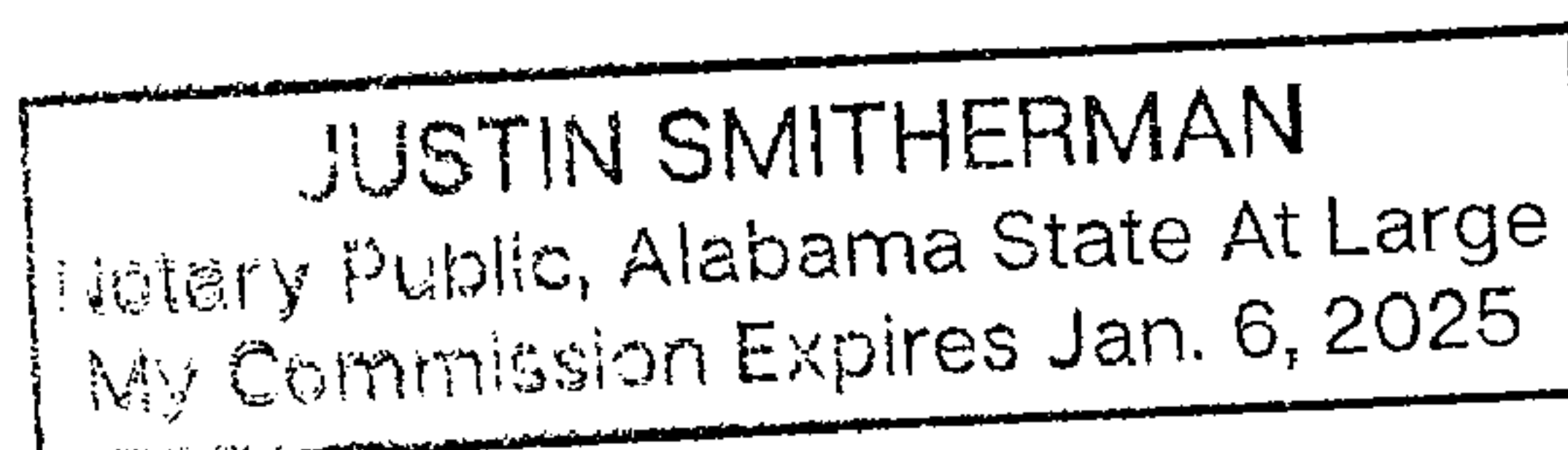
SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Paul Brooks Brown, Trustee of The GST Exempt Family Trust fbo Paul Brooks Brown dated July 13, 2010**, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13th day of October, 2022.


Notary Public

My Commission Expires: 1/6/25



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Paul Brooks Brown, Trustee of The GST
Exempt Family Trust fbo Paul Brooks Brown dated July 13, 2010

Grantee's Name Kelly S. Griffin
 Mailing Address 1050 Overland Road
Montevallo, AL 35115

Mailing Address 2280 Salem Road
Montevallo, AL 35115

Date of Sale October 13, 2022
 Total Purchase Price \$140,000.00

Property Address 6059 Alabama 25
Montevallo, AL 35115

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 ☐ Appraisal
☒ Sales Contract ☐ Other:
☐ Closing Statement

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).

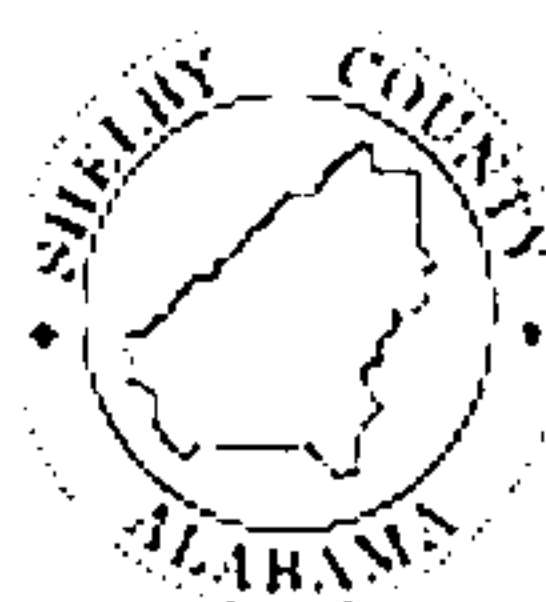
Date October 13, 2022

Print: Justin Smitherman

☐ Unattested

Sign (Grantor/Grantee/ Owner/ Agent) circle one

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/14/2022 09:23:34 AM
 \$168.00 BRITTANI
 20221014000389680

Allen S. Bayl

Form RT-1