

This Instrument was Prepared by:

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

Send Tax Notice To: Wendy Griggs
Francis Griggs

430 Autumn Ridge DR
Columbiana AL 35051

File No.: S-24-29676

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 **One Million Eight Hundred Fifty Thousand Dollars and No Cents (\$1,850,000.00)**, 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, **Vivienne M Von Baillou**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Wendy Griggs and Francis Griggs**, as joint tenants with right of survivorship (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 2024 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Nicolaus Von Baillou is deceased having died, 24th July 2021.

\$1,480,000.00 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 21st day of Feb, 2024.

Vivienne M Von Baillou
Vivienne M Von Baillou

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 Vivienne M Von Baillou, 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 21st day of Feb, 2024

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-1-2027



EXHIBIT "A"
LEGAL DESCRIPTION

Commencing at a 2" pipe in place accepted as the Northwest corner of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed East along the North boundary of Section 10, a distance of 435.14 feet to a 1/2" rebar in place said point being the point of beginning; thence continue North 88 degrees 25 minutes 18 seconds East along the North boundary of said section a distance of 826.93 feet to a 1/2" rebar in place; thence proceed South 13 degrees 25 minutes 57 seconds West for a distance of 608.54 feet to a 1/2" rebar in place; thence proceed South 55 degrees 18 minutes 24 seconds East for a distance of 84.61 feet to a 1/2" rebar in place; thence proceed North 82 degrees 52 minutes 03 seconds East for a distance of 241.91 feet; thence proceed South 30 degrees 45 minutes 38 seconds West for a distance of 355.5 feet; thence proceed South 3 degrees 21 minutes 26 seconds East for a distance of 177.22 feet to a 1/2" rebar in place; thence proceed South 58 degrees 23 minutes 46 seconds East for a distance of 459.59 feet to a 1/2" rebar in place; thence proceed South 88 degrees 50 minutes 42 seconds West for a distance of 530.84 feet to a 1/2" rebar in place; thence proceed North 41 degrees 39 minutes 02 seconds West for a distance of 1099.45 feet to a 1/2" rebar in place; thence proceed North 5 degrees 02 minutes 53 seconds East for a distance of 502.38 feet to the Point of Beginning.

The above described land is located in the Northwest 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 10, Township 20 South, Range 1 West, 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	Vivienne M Von Baillou	Grantee's Name	Wendy Griggs Francis Griggs
Mailing Address	<u>1006 CHAMPIONS CIRCLE</u> <u>SIMPSONVILLE, KY 40067</u>	Mailing Address	<u>430 Autumn Ridge Dr</u> <u>Columbiana AL 35051</u>
Property Address	<u>430 Autumn Ridge Dr.</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>February 13, 2024</u>
		Total Purchase Price	<u>\$1,850,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u>	Bill of Sale	<u> </u>	Appraisal
<u>xx</u>	Sales Contract	<u> </u>	Other
<u> </u>	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 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 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 February 20, 2024

 Unattested

(verified by)

Print Vivienne M Von Baillou

Sign

Vivienne M Von Baillou
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County Clerk

Shelby County, AL

02/27/2024 01:16:47 PM

\$398.00 BRITTANI

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Form RT-1

Allen S. Beyl

