

SEND TAX NOTICE TO:

Jennifer Griffin and Robert M. Griffin
840 Oxbow Cove
Helena, AL 35080

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **FIVE HUNDRED THIRTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$539,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Terry Ernest Rentz and Rebecca Wilds Rentz, husband and wife**, whose address is PO Box 15722, Fernandina Beach FL. 35035 (hereinafter "Grantor", whether one or more), by **Jennifer Griffin and Robert M. Griffin**, whose address is 840 Oxbow Cove Helena AL. 35080 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Jennifer Griffin and Robert M. Griffin, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 840 Oxbow Cove, Helena, AL 35080 to-wit:**

Lot 1110, according to the Survey of Final Plat of Riverwoods Sector 11, as recorded in Map Book 50, Page 57, in the Probate Office of Shelby County, Alabama.

Robert M. Griffin is one and the same person as Robert Michael Griffin.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

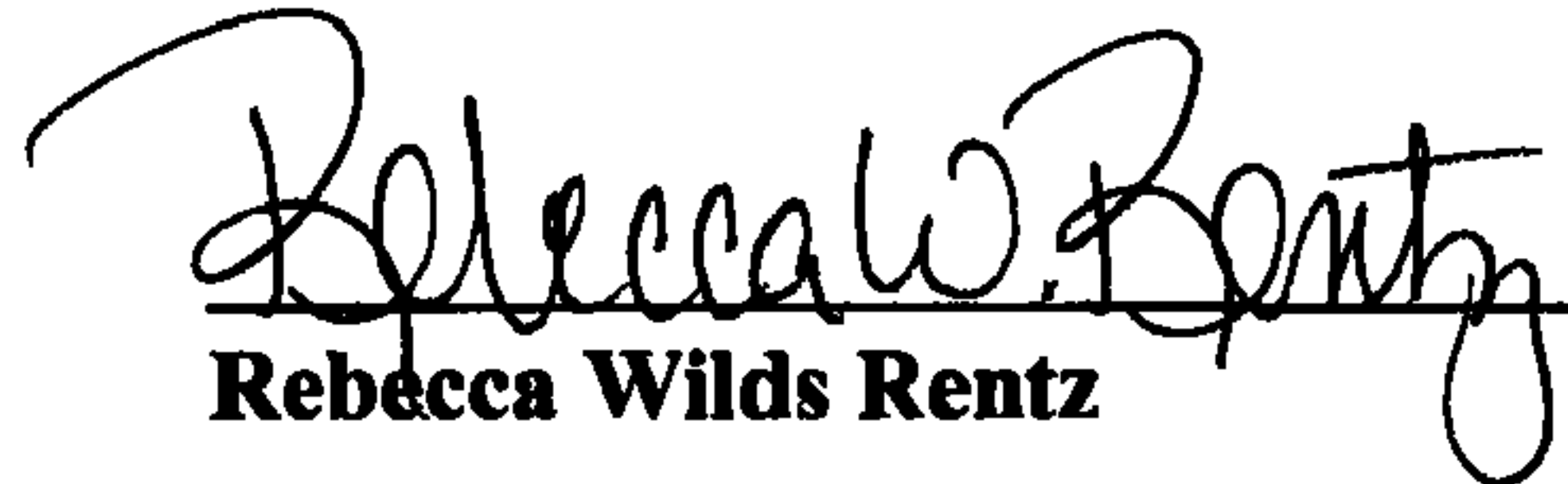
Subject to a third-party mortgage in the amount of \$431,920.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 15th day of July, 2024.



Terry Ernest Rentz




Rebecca Wilds Rentz

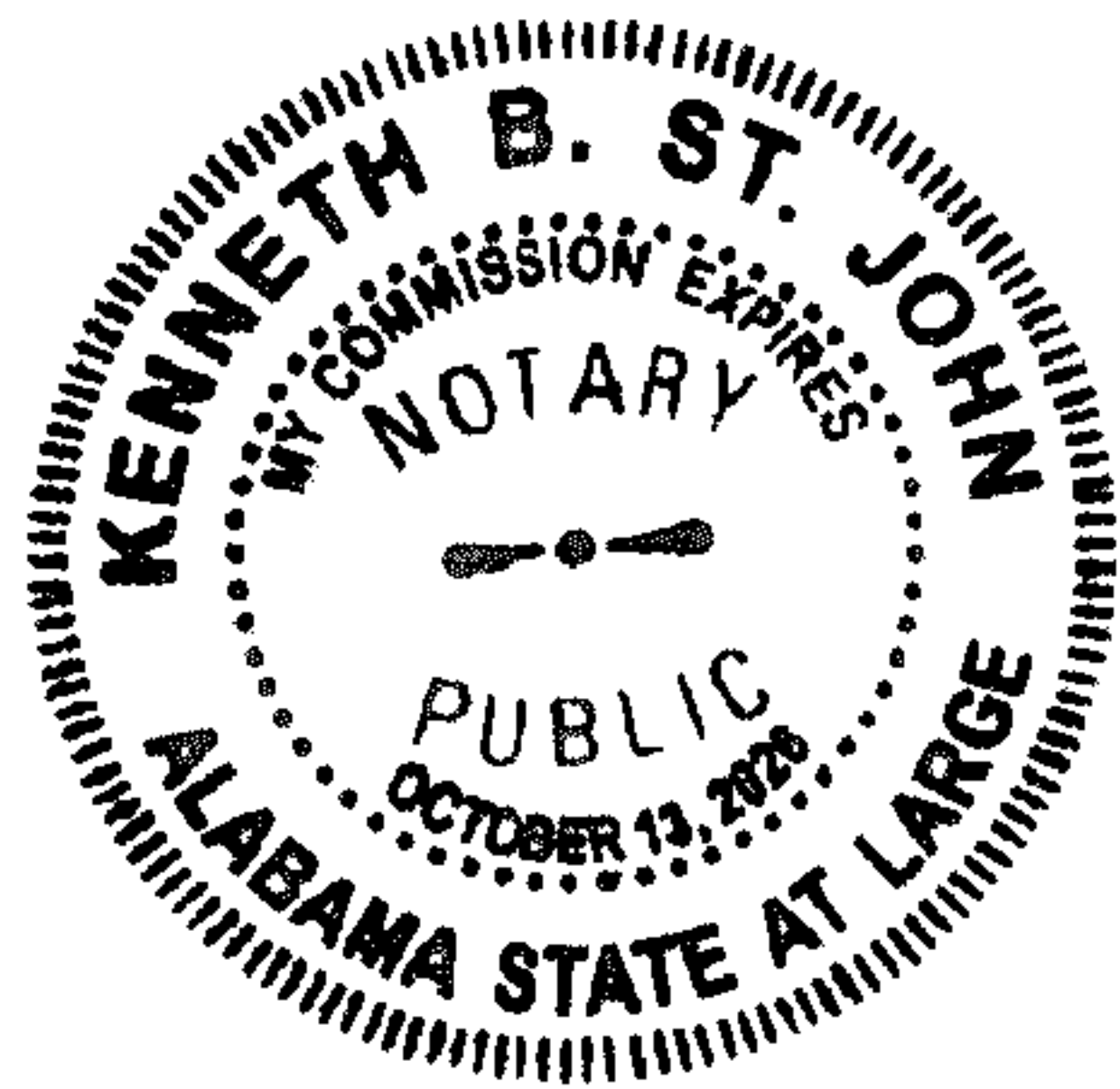
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Terry Ernest Rentz and Rebecca Wilds Rentz whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of July, 2024.



Notary Public
Printed Name: Kenneth B. St. John
My Commission Expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/15/2024 01:39:25 PM
\$134.00 PAYGE
20240715000214490

Allie S. Bezel