

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB4213

55 Little Creek Circle
Chelsea AL 35043

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Ninety Thousand and 00/100 Dollars (\$290,000.00)** 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 where is acknowledged. I or we **George H. Griswold, Jr. a/k/a George Henry Griswold, Jr. by Katherine H. Watkins his Attorney-in-Fact and wife, Merih S. Griswold a/k/a Merih Sunay Griswold by Katherine H. Watkins her Attorney-in-Fact** whose mailing address

718 Harvard St. Johnstown, CO 80534 is:
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Aaron Parks, Erika Nicole Parks and Dawn Parks** whose mailing address 55 Little Creek Rd Chelsea AL 35043 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 55 Little Creek Circle, Chelsea, AL 35043

Lot 3, according to the Survey of Chelsea Estate, First Addition, as recorded in Map Book 5, Page 65, in the Probate Office of Shelby County, Alabama

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$ 190,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

We require the Deed to be executed to state the following: "George Henry Griswold, Jr., Principal in that certain Power of Attorney dated April 17, 2024 and filed for record simultaneously herewith, is one and the same person as George H. Griswold, Jr." We also require the Deed to state the following: "Merih Sunay Griswold, Principal in that certain Power of Attorney dated April 17, 2024 and filed for record simultaneously herewith, is one and the same person as Merih S. Griswold".

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 16th day of July, 2024

George H. Griswold, Jr. a/k/a George Henry Griswold, Jr.
George H. Griswold, Jr. a/k/a George Henry
Griswold, Jr. by Katherine H. Watkins his Attorney-
in-Fact
by Katherine H. Watkins his Attorney-in-Fact

Merih S. Griswold a/k/a Merih Sunay Griswold
Merih S. Griswold a/k/a Merih Sunay Griswold by
Katherine H. Watkins her Attorney-in-Fact
by Katherine H. Watkins her Attorney-in-Fact

STATE OF Alabama Shelby County ss:

I, Jeninne H. Poe, a Notary Public in and for said county in said state, hereby certify that **George H. Griswold, Jr. a/k/a George Henry Griswold, Jr. by Katherine H. Watkins his Attorney-in-Fact and wife, Merih S. Griswold a/k/a Merih Sunay Griswold by Katherine H. Watkins her Attorney-in-Fact** name 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 this conveyance, she as Attorney-in-Fact executed the same voluntarily and with full authority.

July WITNESS my hand and official seal in the county and state aforesaid this the 16th day of July, 2024

My Commission Expires: 8-28-24

Jeninne H. Poe
 Notary Public



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/18/2024 11:49:19 AM
 \$128.00 JOANN
 20240718000219620

Allie S. Bayl