

This instrument was prepared by:
Matthew Kidd
Kidd & Company, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:
Connor Griggs and Gabriella Hezel
2964 Riverwood Terrace
Birmingham, AL35242

WARRANTY DEED – Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **TWO HUNDRED FORTY THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$240,500.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

Elizabeth Vaughn, an unmarried individual

(herein referred to as Grantor) does hereby grant, bargain, sell and convey unto,

Connor Griggs and Gabriella Hezel

(herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot F, in Block 8, according to the Amended Map of Riverwood, Third Sector, as recorded in Map Book 8, Page 103, in the Probate Office of Shelby County, Alabama. Together with undivided interest in the common area as set forth in the Declaration recorded in Misc. Book 39, Page 880, in said Probate Office.

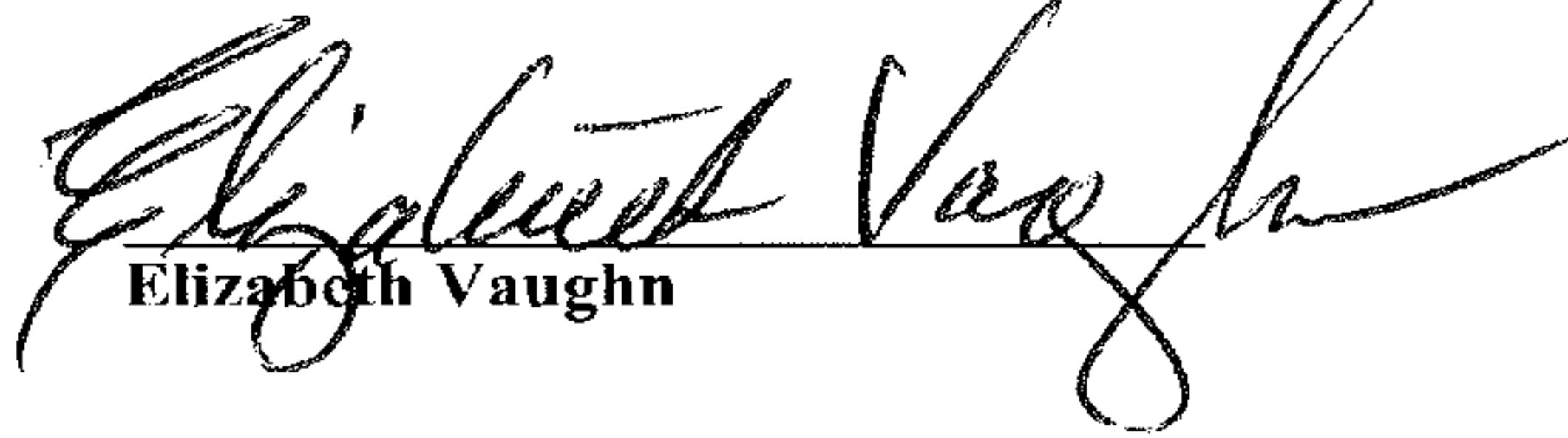
SUBJECT TO ALL MATTERS OF RECORD

\$247,715.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16th day of September, 2024.

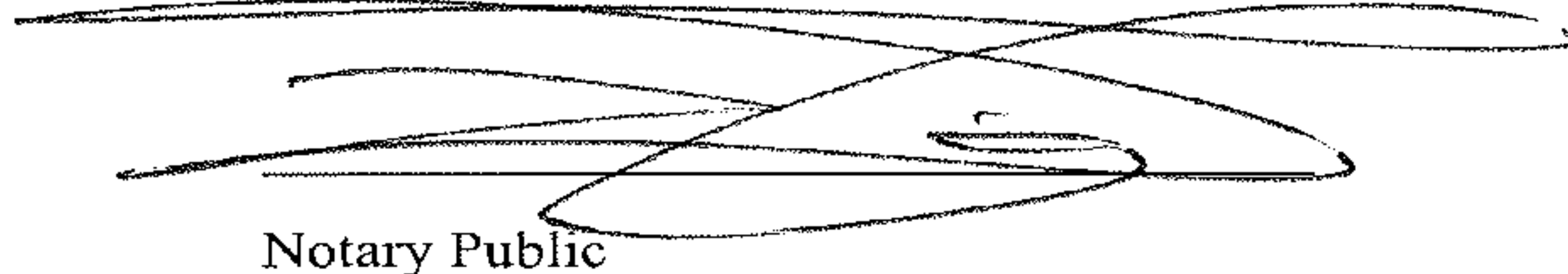

Elizabeth Vaughn

STATE OF ALABAMA

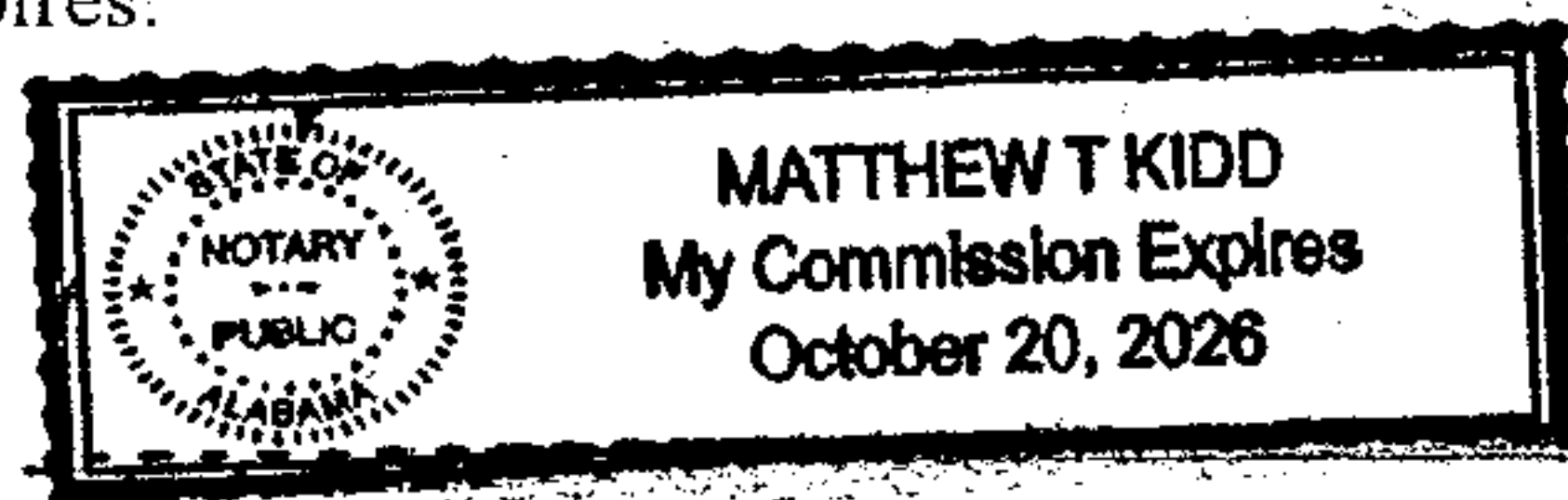
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Elizabeth Vaughn**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **16th day of September, 2024**.


Notary Public

My Commission Expires:



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

Grantor's Name Elizabeth Vaughn
 Mailing Address 3304 Pipeline Road
Vestavia Hills, 35243

Grantee's Name Connor Griggs and Gabriella Hezel
 Mailing Address 2964 Riverwood Terrace
Birmingham, AL 35242

Property Address 2964 Riverwood Terrace
Birmingham, AL 35242

Date of Sale 9 / 16 / 24
 Total Purchase Price \$240,500.00
 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
☐ Sales Contract
☒ Closing Statement
☐ Appraisal
☐ Other: _____

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: 9 / 16 / 24

☒ Unattested

(verified by) _____

Print: Shannon Anderson

Sign: Shannon Anderson

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/17/2024 01:57:44 PM
\$29.00 BRITTANI
20240917000290420

Form RT-1

Allen S. Boyd