

This Instrument prepared by:
Jay Tidwell
TIDWELL LAW GROUP, LLC
2001 Park Place, Suite 253
Birmingham, Alabama 35203

Mail Tax Notice to:
Susan Griffin
6189 Highway 17
Helena, AL 35114

PERSONAL REPRESENTATIVE'S DEED

STATE OF ALABAMA
COUNTY OF SHELBY



20241205000374610 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
12/05/2024 12:56:33 PM FILED/CERT

THIS IS A PERSONAL REPRESENTATIVE'S DEED executed and delivered by **SUSAN GRIFFIN**, as **PERSONAL REPRESENTATIVE OF THE ESTATE OF FRANK A. GRIFFIN**, deceased, *Case Number PR-2018-000736, in the Probate Court of Shelby County, Alabama*, the **GRANTOR**, to **Susan Griffin, GRANTEE**.

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS on the 22nd day of November 2024, the real property described herein was conveyed by **GRANTOR** to **SUSAN GRIFFIN, GRANTEE**.

WHEREAS **FRANK A. GRIFFIN** died on the 9th day of August 2018 and his Estate is being administered in the Shelby County Probate Court, *Case No. PR-2018-000736*, and Susan Griffin was appointed Personal Representative of the Estate pursuant to *Letters of Administration with the Will Annexed/ Letters Testamentary* issued on December 6, 2018;

NOW, THEREFORE, in consideration of the sum of **TEN DOLLARS (\$10.00)** and other good and valuable consideration to said **GRANTOR** paid in hand by **GRANTEE** herein, the receipt of which is hereby acknowledged, does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **SUSAN GRIFFIN**, in fee simple, subject to the provisions hereinafter contained, all that real property in said County, State of Alabama described as follows, to-wit:

Begin at the Northeast corner of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama; thence South 16 degrees 39 minutes West 1250.00 feet to the point of beginning; thence right 72 degrees 54 minutes in a westerly direction 210.00 feet (Point A); thence left 90 degrees 00 minutes in a southerly direction 210.00 feet; thence left 90 degrees 00 minutes in an easterly direction 210.00 feet; thence left 90 degrees 00 minutes in a northerly direction 210.00 feet to the point of beginning.

ALSO, a 30.00 foot easement being 15.00 feet on each side of the following centerline: Begin at Point A; thence easterly along the North line of above described property 15.00 feet to point of beginning of centerline herein described; thence left



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90 degrees 00 minutes in a northerly direction 350.00 feet; thence left 90 degrees 00 minutes in a westerly direction 300.00 feet to intersection with the Southeast right of way of a public road, said intersection being the terminus of centerline herein described; being situated in Shelby County, Alabama.

ALSO, A 30 foot wide driveway easement being 15.00 feet on each side of the centerline described as follows: Begin at the NE corner of section 33, Township 20 South, Range 3 West, Shelby County, Alabama; thence South 16 degrees 39 minutes West 1250.00 feet; thence right 72 degrees 54 minutes in a westerly direction 210.00 feet (Point A) which is the Northwest corner of a track previously conveyed by deed recorded in book 019, page 299 in the Office of the Judge of Probate of Shelby County, Alabama; Beginning at point A; thence North 90 degrees East for 96.9 feet to the point of beginning of the centerline herein described; thence North 31 degrees 23 minutes 36 seconds West for 39.80 feet; thence North 44 degrees 06 minutes 35 seconds West for 65.08 feet; thence North 25 degrees 52 minutes 49 seconds West for 42.29 feet; thence North 08 degrees 43 minutes 01 second West for 79.25 feet; thence North 07 degrees 04 minutes 09 seconds West for 177.95 feet; thence North 04 degrees 09 minutes 27 seconds West for 94.21 feet; thence North 19 degrees 56 minutes 57 seconds West for 38.89 feet; thence North 61 degrees 36 minutes 34 seconds West for 46.60 feet; thence North 84 degrees 18 minutes 13 seconds West for 47.76 feet; thence South 68 degrees 12 minutes 27 seconds West for 47.41 feet; thence South 43 degrees 19 minutes 49 seconds West for 45.38 feet; thence South 27 degrees 46 minutes 57 seconds West for 87.36 feet; thence South 32 degrees 28 minutes 28 seconds West for 41.96 feet; thence South 54 degrees 04 minutes 49 seconds West for 22.31 feet; thence North 90 degrees 00 minutes 00 seconds West for 20.00 feet, more or less, to the East edge of Shelby County Highway 17, said point being the end of the centerline of the 30 foot driveway easement herein described, less and except any portion of said easement which lies within the county right of way. Being situated in Shelby County, Alabama.

Subject to the ad valorem taxes for the current year and all subsequent years.

The real property is commonly known as 6189 Highway 17, Helena Alabama 35080.

Any and all easements, building lines, rights-of-way, reservations and restrictive covenants, liens, mortgages, encumbrances, etc. of record applicable to said property in the Office of the Judge of Probate of said County.

TOGETHER WITH ALL AND SINGULAR the improvements thereon, rights, privileges, tenements, hereditaments and appurtenances hereunto belonging, or in any way appertaining; and all right, title, and interest of **GRANTOR** in and to any and all roads, alleys and ways bounding said premises, **TO HAVE AND TO HOLD** unto the said **GRANTEE**, and to the heirs and assigns of said **GRANTEE**, in fee simple, **FOREVER**.



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Grantor hereby certifies that the above-described property does constitute his homestead.

AND THE GRANTOR DOES HEREBY COVENANT with the **GRANTEE**, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by **GRANTOR**, and that **GRANTOR** will warrant and defend the same against the lawful claims and demands of all persons claiming, by, though, or under **GRANTOR**, but against none other.

IN WITNESS WHEREOF, the Grantor has set her hand and seal, this ____ day of November, 2024.

Susan Griffin

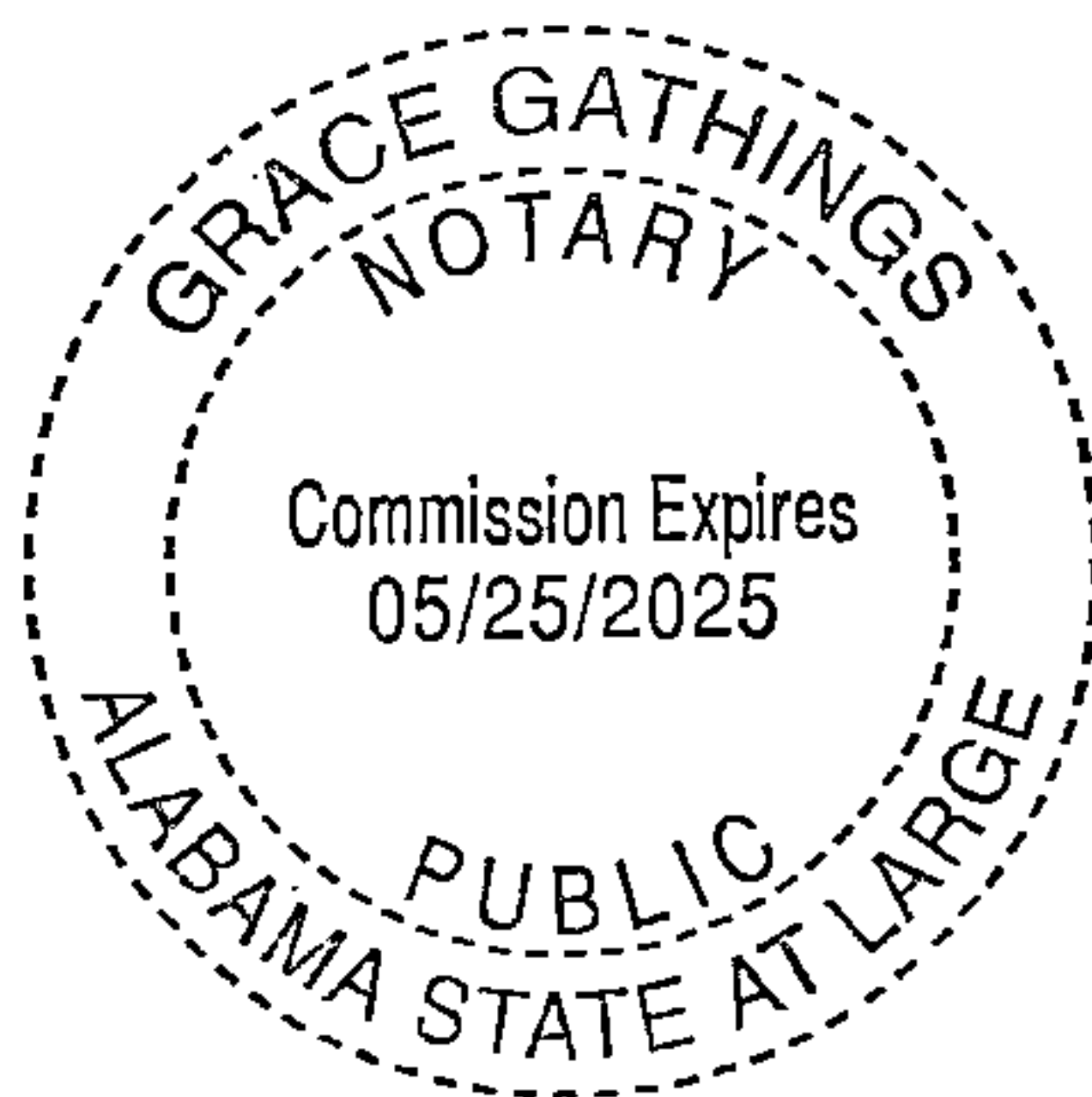
as Personal Representative of the Estate of
Frank A. Griffin, deceased.

STATE OF ALABAMA
Shelby COUNTY

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that Susan Griffin ("Personal Representative"), whose name is signed to the foregoing conveyance in her capacity as Personal Representative of the Estate, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, the Personal Representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 05 day of November, 2024.



Notary Public

My Commission Expires: 05/25/2025

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name The Estate of Frank Alan Griffin Grantee's Name Susan H. Griffin
Mailing Address 6189 Hwy 17 Mailing Address 6189 Hwy 17
Helena, Ala Helena, Ala
35080 35080

Property Address 6189 Hwy 17
Helena, Ala
35080

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 294,300



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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 12/125/2024

Print Susan H. Griffin

Unattested

(verified by)

Sign

Susan H. Griffin
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1