

This instrument was prepared by:
Mark E. Gualano
Attorney at Law
701 Chestnut Street
Vestavia Hills, AL 35216

Send Tax Notices to:
Alicia M. Sparks
140 Penhale Park Road
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY)

That in consideration of **Two Hundred Ninety Thousand and no/100 Dollars (\$290,000.00)**, and other good and valuable consideration to the undersigned grantor(s) (whether one or more), in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **John C. Breckinridge, Jr., a married man, as Personal Representative of the Estate of Thomas Jesse Griffin, deceased, Case No. PR-2023-001096, Shelby County, Alabama, and The Baptist Foundation of Alabama, as devisee under the Estate of Thomas Jesse Griffin, deceased, Case No. PR-2023-001096, Shelby County, Alabama**, herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto **Alicia M. Sparks** (herein referred to as grantee(s), whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 9, according to the Survey of Penhale Park Subdivision Final Plat Lots 1 through 16, as recorded in Map Book 33, Page 97, in the Probate Office of Shelby County, Alabama.

\$284,747.00 of the purchase price recited herein was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

Thomas Jesse Griffin was one and the same person as Thomas J. Griffin.

The property conveyed herein is not the homestead of John C. Breckinridge, Jr. nor that of his spouse.

Effective date of deed is December 30, 2024 .

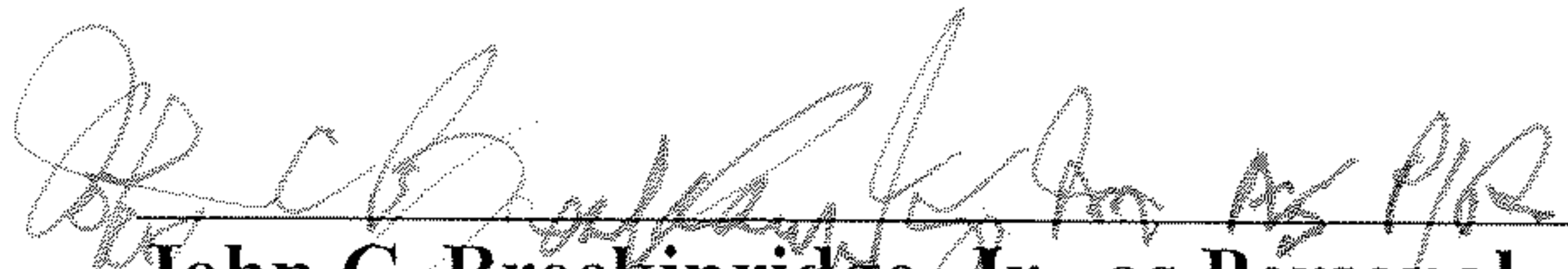
SUBJECT TO:

1. Ad valorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

TO HAVE AND TO HOLD to the said grantee, his, her, their or its, heirs, successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her, their, its heirs, successors 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 30th day of December, 2024.

 (SEAL)

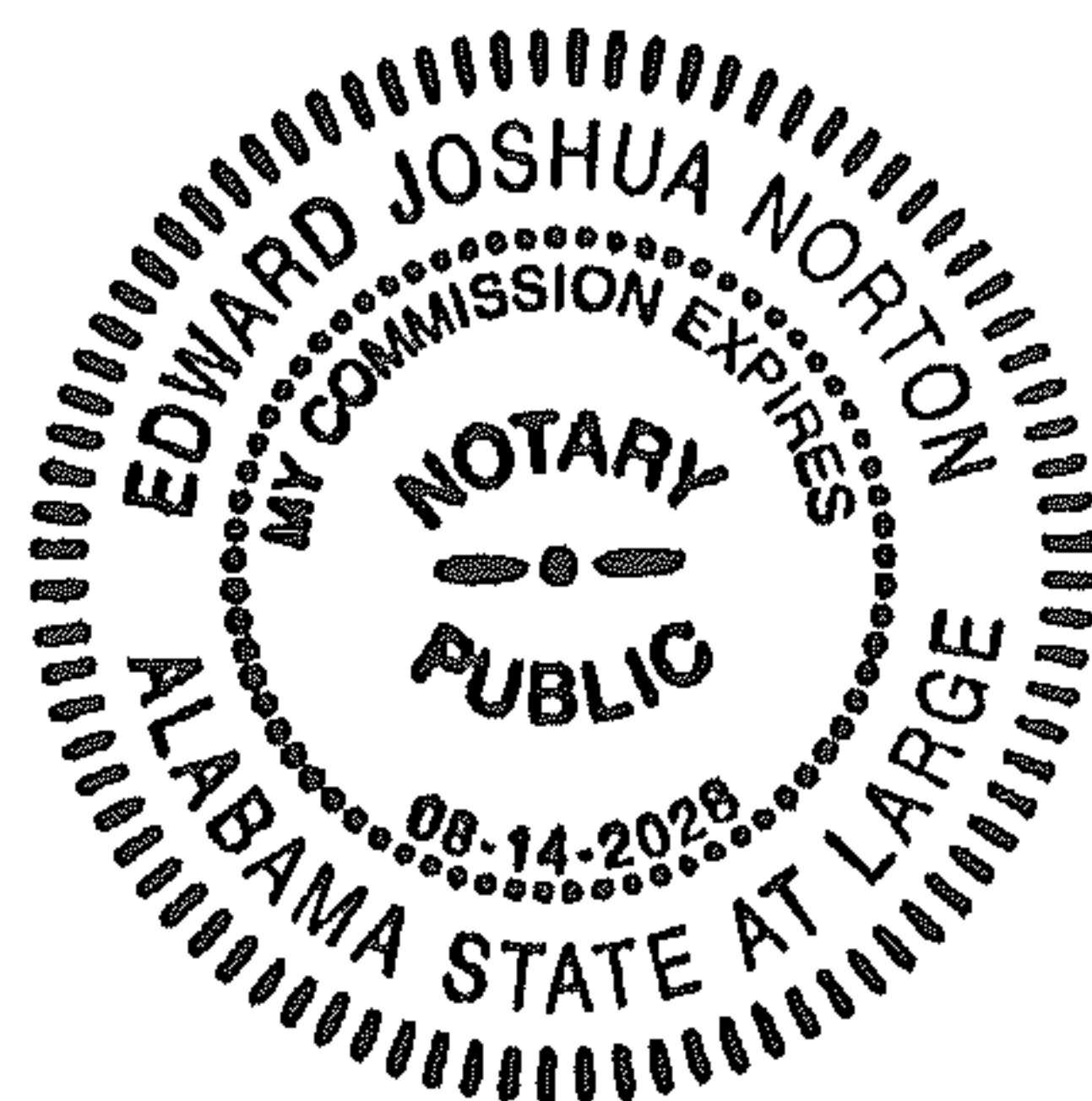
**John C. Breckinridge, Jr., as Personal
Representative of the Estate of Thomas Jesse Griffin,
Deceased, Case No. PR-2023-001096, Shelby
County, Alabama**

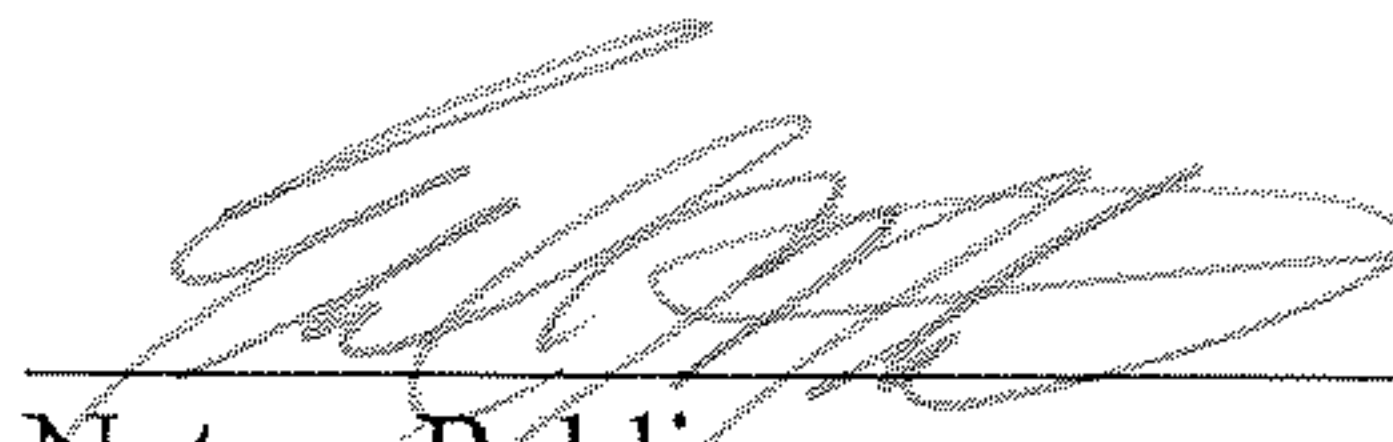
STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John C. Breckinridge, Jr., as Personal Representative of the Estate of Thomas Jesse Griffin, Deceased, Case No. PR-2023-001096, Shelby County, Alabama**, 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, in his capacity as Personal Representative, executed the same voluntarily and as his act on the day the same bears date.


Given under my hand and official seal this 30th day of December, 2024.




Notary Public
My commission expires: 8-14-2028

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s)
this 30 day of December, 2024.

**The Baptist Foundation of Alabama, as
Devisee under the Estate of Thomas Jesse
Griffin, deceased, Case No. PR-2023-
001096, Shelby County, Alabama**

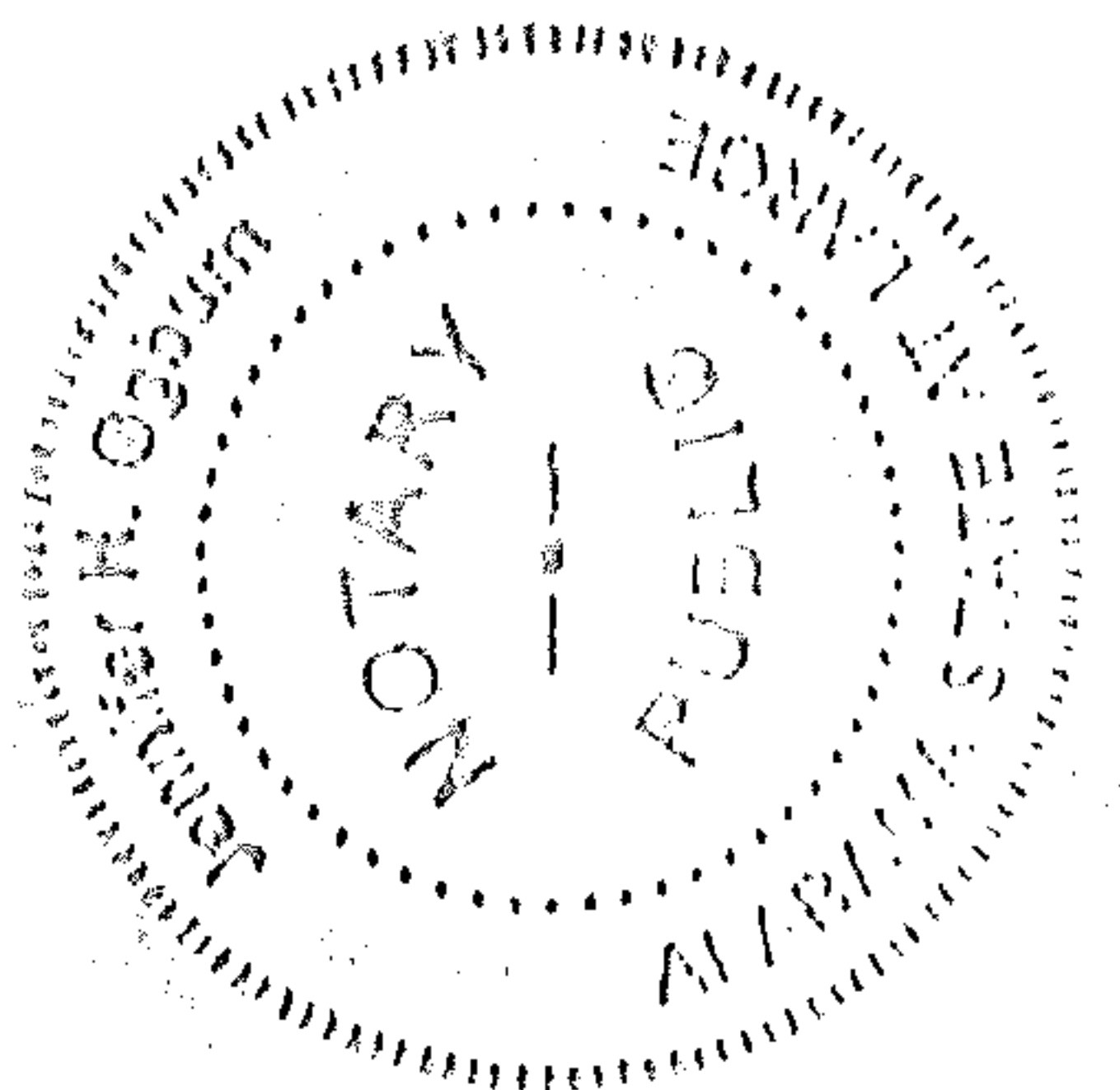
By: 
John E. Ashworth, its President

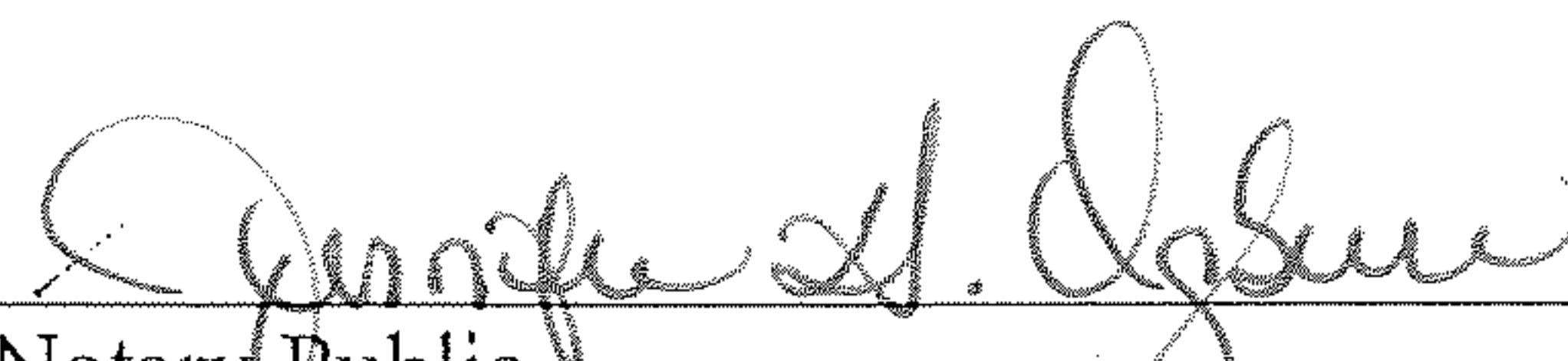
STATE OF ALABAMA

COUNTY OF Elmore

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John E. Ashworth, as President of The Baptist Foundation of Alabama, as Devisee under the Estate of Thomas Jesse Griffin, deceased, Case No. PR-2023-001096, Shelby County, Alabama, Shelby County, Alabama**, 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, in his capacity as President, executed the same voluntarily and as his act on the day the same bears date.

Given under my hand and official seal this 30 day of December, 2024.




Notary Public
My commission expires: 4-8-2026

