20250102000001610 01/02/2025 01:53:38 PM DEEDS 1/4

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 Combon 30 201.

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.

John C. Breckinridge, Jr., as Personal

Representative of the Estate of Thomas Jesse Griffin,

(SEAL)

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.

AND STATE ALLING

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 / CINCL

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 <u>30</u> day of December, 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	John C. Breckenridge, Jr, as Personal Representative of the Estate of Thomas Jesse Griffin,	Grantee's Name	Alicia M. Sparks
Mailing Address	deceased, Case No. PR-2023-001096 POR AN AND COMMON ACTOR	Mailing Address	HO Penhala Raried Helena Harisson , AL
Property Address	140 Penhale Park Road	Date of Sale	December 30, 2024
	Helena, AL 35080	Total Purchase Price	\$290,000.00
		or Actual Value	
		or Assessor's Market Value	
one) (Recordation Bill of Sale Sales Con Closing St	tatement	Filed and Reconstraint of Filed and Reconstraint of Probability Filed and Reconstraint of Probability Filed and Reconstraint of Probability Judge of Probability Clerk Shelby County 01/02/2025 01:	rded Records ate, Shelby County Alabama, County , AL 253:38 PM
If the conveyance document presented for recordatic		of the \$3950 102000	formation referenced above the filing

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 of 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 <u>Code of Alabama 1975</u> § 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 December 30, 2024

Print John C. Breckenridge, Jr, as Personal Representative of the Estate of Thomas Jesse Griffin, deceased, Case No. PR-2023-001096