

This instrument prepared by:  
Grace Graham  
Fortune Beard Arnold Graham & Arnold  
PO Box 470  
Columbiana, AL 35051

20250203000032290 1/3 \$95.50  
Shelby Cnty Judge of Probate, AL  
02/03/2025 10:57:00 AM FILED/CERT

Send Tax Notice to:  
Calvin and Evie Griffin  
61 Rich Drive  
Chelsea, AL 35043

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and 00/100 DOLLARS (\$10) to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein (whether one or more), the receipt of which is acknowledged, I, VELMA EVIE GRIFFIN (AKA Velma E. Hall), a married woman (herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto VELMA EVIE GRIFFIN and husband, CALVIN RAY GRIFFIN, (herein referred to as GRANTEE, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the NE 2/4 of the SE 1/4 of Section 33, Township 19 South, Range 2 West, Shelby County, Alabama (and also a part of parcel 6 as shown on the survey of Joseph A. Miller, Jr., P.L.S. AL. REG #2875, said survey being dated June 1966) and more particularly described as follows:

Commence at the SW corner of said 1/4 1/4 Section; thence run East along the South line of said 1/4 1/4 Section for 392.03 feet; thence 90 degrees 00 minutes 00 seconds left and run North for 317.20 feet; thence 46 degrees 56 minutes 20 seconds left and run Northwesterly for 208.71 feet; thence 90 degrees 00 minutes 00 seconds right and run Northeasterly for 208.71 feet to the point of beginning; thence 18 degrees 34 minutes 30 seconds right and run Northeasterly for 59.24 feet to a point on the South right of way line of Rich Drive (a public road 60.0 feet in width); thence 132 degrees 44 feet 00 degrees left and run Northwesterly along said right of way line for 84.12 feet; thence 05 degrees 24 minutes 46 seconds left and run Northwesterly along said right of way line for 55.72 feet thence 15 degrees 18 minutes 00 seconds left and run Westerly along said right of way line for 70.26 feet; thence 02 degrees 05 minutes 15 seconds left and run Southwesterly along said right of way line for 165.40 feet; thence 109 degrees 10 minutes 25 seconds left and run Southeasterly for 223.40 feet; thence 104 degrees 37 minutes 20 minutes left and run Northeasterly for 208.67 feet; thence 18 degrees 01 minutes 00 seconds right and run Northeasterly for 68.21 feet to the point of beginning. Said parcel contains 39,920 square feet, more or less, or 0.92 acres, more or less.

Subject to any recorded mortgage.

The above described property is the homestead of Calvin Ray Griffin and Thelma Evie Griffin, husband and wife.

Shelby County, AL 02/03/2025  
State of Alabama  
Deed Tax: \$67.50



20250203000032290 2/3 \$95.50  
Shelby Cnty Judge of Probate, AL  
02/03/2025 10:57:00 AM FILED/CERT

**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 Grantees, their heirs and assigns, and I am lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I have 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, GRANTOR has hereunto set GRANTOR'S hand and seal  
this 3 day of Feb, ~~2024~~ 2025 *VEG*

*Velma Evie Griffin*  
Velma Evie Griffin

*Calvin Ray Griffin*  
Calvin Ray Griffin

STATE OF ALABAMA     )  
SHELBY COUNTY        )

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify husband and wife, Calvin Ray Griffin and Velma Evie Griffin, whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3 day of February, ~~2024~~ 2025.  
*[Signature]* *VEG*  
\_\_\_\_\_  
Notary

Commission Expires:

7/12/2027



# Real Estate Sales Validation Form

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

Grantor's Name Thelma Evie Griffin  
Mailing Address 61 Rich Drive  
Chelsea, AL 35043

Grantee's Name Thelma Evie Griffin and Calvin Griffin  
Mailing Address 61 Rich Drive  
Chelsea, AL 35043

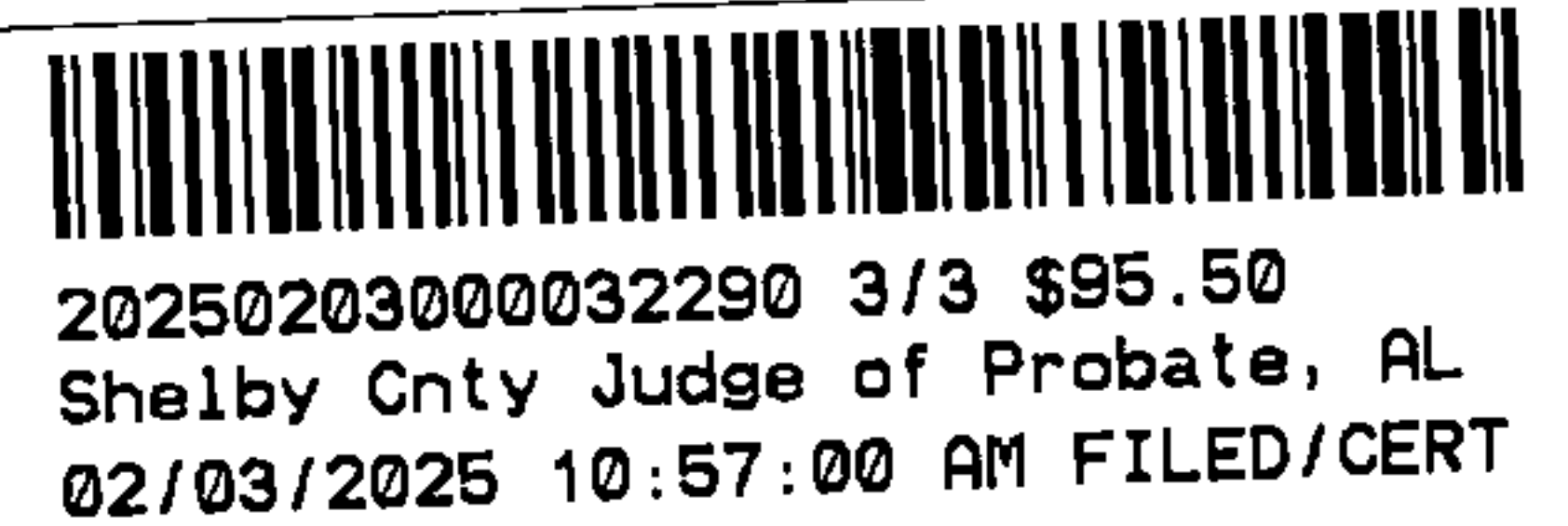
Property Address 61 Rich Drive  
Chelsea, AL 35043

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 67,170.00

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 Tax Assessor



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 02-3-2025

Print Thelma Evie Griffin

Unattested

(verified by)

Sign

Thelma Evie Griffin

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1