



20250205000035680 1/3 \$791.00
Shelby Cnty Judge of Probate, AL
02/05/2025 12:17:40 PM FILED/CERT

Send tax notice to:
Alanna Atkins
6009 Ridge Trail
Birmingham, Alabama 35242

This Instrument Prepared By:
Christen D. Butler, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of the terms, provisions and conditions of that certain Final Judgment of Divorce entered in Case No. 58 DR 2022-900233.00 in the Circuit Court of Shelby County, Alabama, and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Christopher R. Griffin, an unmarried person (hereinafter referred to as "Grantor"), do grant, bargain, sell and convey unto Alanna Atkins, an unmarried person, (hereinafter referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1213, according to the Survey of Brook Highland, an Eddleman Community, 12th Sector, as recorded in Map Book 34, Page 148, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20060509000217400

The Grantor, Eddie R. Griffin, passed away on January 25, 2013, thereby leaving Christopher R. Griffin, as the remaining Grantor pursuant to the above referenced recorded Statutory Joint Survivorship Deed, recorded May 9, 2006

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable:

Shelby County, AL 02/05/2025
State of Alabama
Deed Tax: \$763.00



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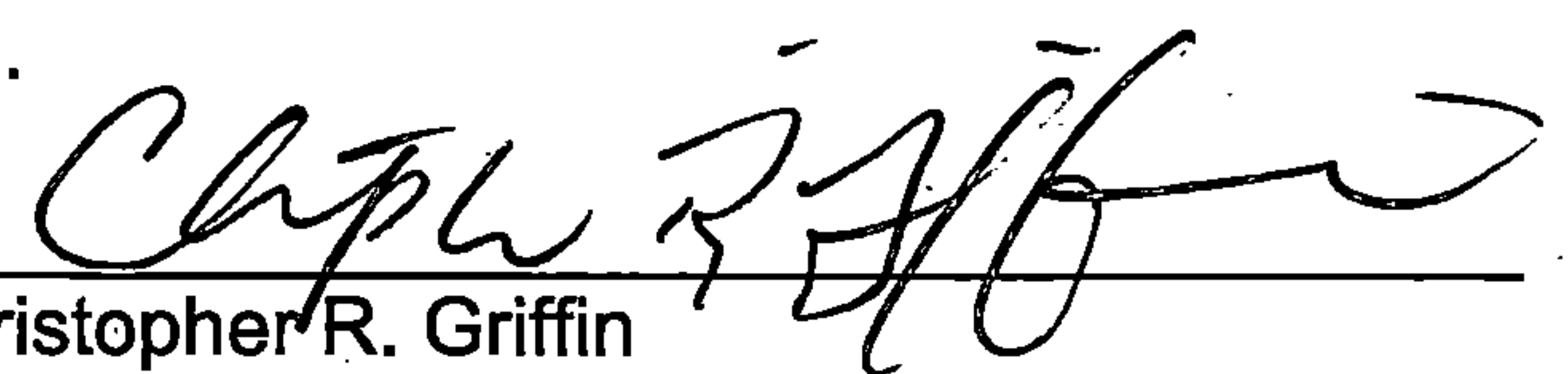
2. Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded lease(s).
3. Existing covenants and restrictions, easements, building lines and limitations of record.
4. All other easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantee, her heirs and assigns forever.

No warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed is made by the Grantor other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

The purpose of this conveyance is to eliminate the survivorship ownership between the parties and to fully transfer 100% of the interest in the property to the Grantee pursuant to the terms contained in the Final Judgment of Divorce.

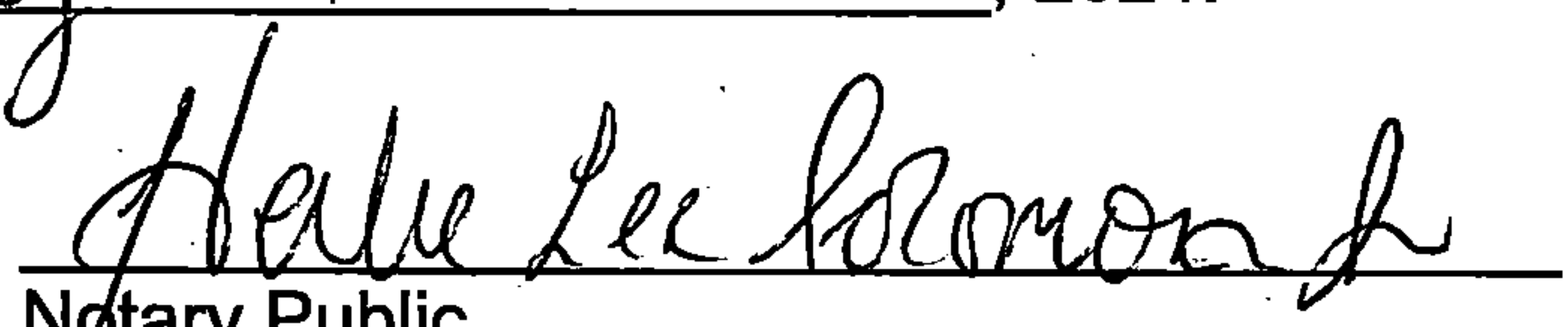
IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal on MAY 16th, 2024.



Christopher R. Griffin

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Christopher R. Griffin, an unmarried person, 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 executed the same voluntarily on the day the same bears date.

Given under my hand on May 16th, 2024.



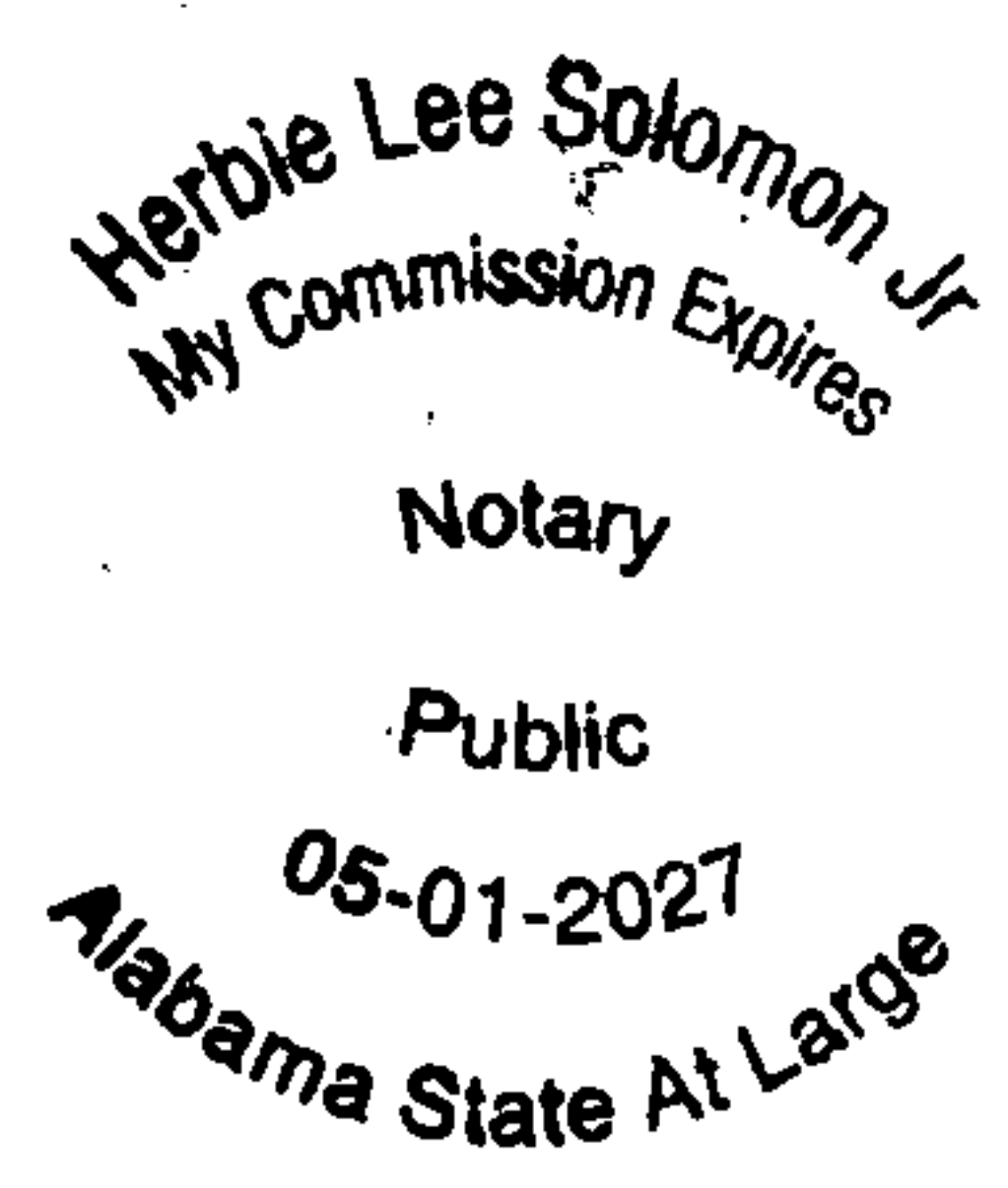
Notary Public

Herbie Lee Solomon Jr

Printed Name

(NOTARY SEAL)

My Commission Expires: 05-01-2027



Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Christopher Griffin
1004 Eagle Creek Cove
Birmingham, AL
35242

Grantee's Name
Mailing Address

Alanna Griffin
6009 Ridge Trail
Birmingham, AL
35242

Property Address

6009 Ridge Trail
Birmingham, AL
35242

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

762,840

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.

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 _____

Print

Alanna Griffin

Sign

Alanna Griffin

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1