



20250303000063180 1/2 \$635.50
Shelby Cnty Judge of Probate, AL
03/03/2025 03:08:27 PM FILED/CERT

This instrument prepared by:
Joshua S. Inman
Inman & Associates LLC
500 2nd Avenue South
Clanton, AL 35045

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

CHILTON COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Thousand and 00/100 (\$1,000.00) Dollars to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, we, **Dwight K. Griffin and Wife Rosalind B. Griffin** (herein referred to as grantors), do grant, bargain, sell and convey unto **Dwight K. Griffin and Rosalind B. Griffin** for the duration of their natural lifetime, specifically including the exclusive right during said period to use, occupy and enjoy the captioned property and upon their death to **Grace E. Griffin and William D. Griffin** (herein referred to as grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 15 and part of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 22, all in Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:
From the SW corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 15, run in a Northerly direction along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 158.49 feet; thence turn an angle to the right of 137 degrees, 48 minutes and run in a Southeasterly direction for a distance of 151.74 feet to an existing iron pin being the point of beginning; thence continue in a Southeasterly direction along last mentioned course for a distance of 180.19 feet to an existing iron pin; thence turn an angle to the left of 75 degrees, 59 minutes, and run in a Northeasterly direction for a distance of 311.73 feet; thence turn an angle to the left of 105 degrees, 07 minutes, and run in a Northwesterly direction for a distance of 136.76 feet; thence turn an angle to the left of 67 degrees, 15 minutes, 20 seconds and run in a Southwesterly direction for a distance of 322.56 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

This conveyance is made together with and subject to any and all easements, covenants, restrictions, reservations and rights of way appearing of record and/or affecting the subject property.

Deed Reference: Instrument # 1993-01394

Subject to outstanding Mortgage to Citibank in the amount of \$184,500.00 dated 5-13-13 filed 6-4-13, Instrument # 20130604000227760 in the Office of the Judge of Probate in Shelby

Shelby County, AL 03/03/2025
State of Alabama
Deed Tax: \$608.50

County, Alabama.

TO HAVE AND TO HOLD to the said grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 27 day of September 2024.

Dwight K. Griffin
Dwight K. Griffin

Rosalind B. Griffin
Rosalind B. Griffin

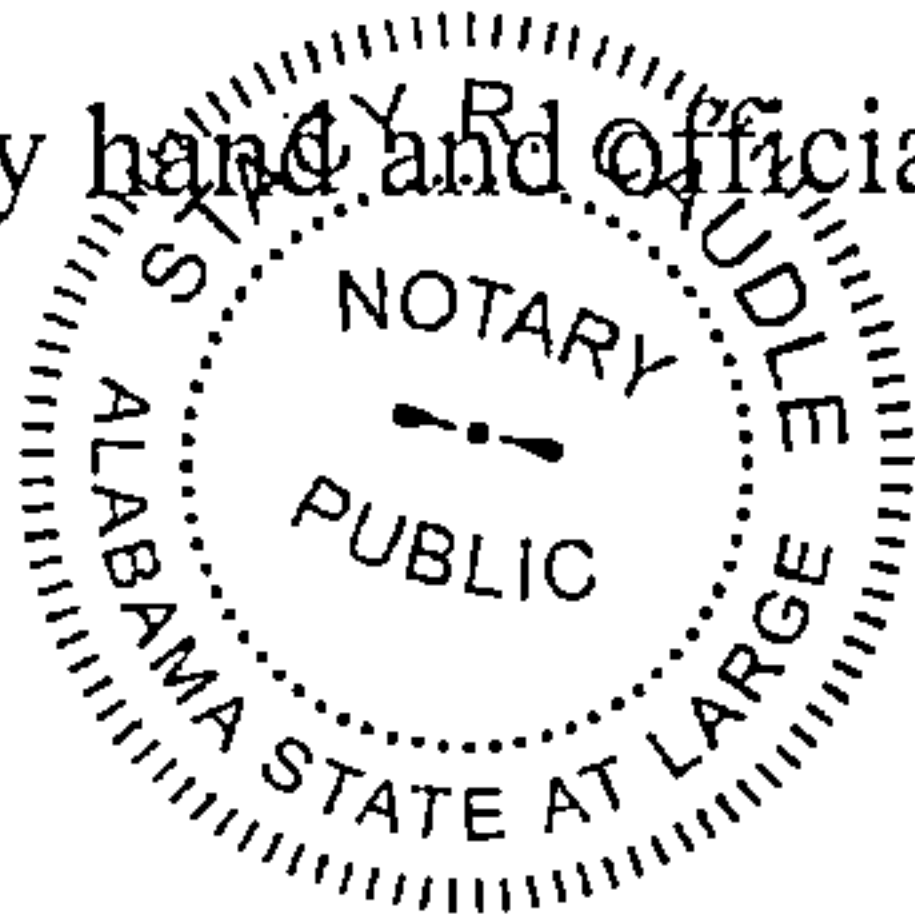
STATE OF ALABAMA

CHILTON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Dwight K. Griffin and Rosalind B. 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 the 27 day of September 2024.

[Signature]
Notary Public 2.8.28



Address of Grantee:	Address of Grantor:	Property Address:
190 New Hope Mountain Rd Indian Springs, AL 35124	190 New Hope Mountain Rd Indian Springs, AL 35124	190 New Hope Mountain Rd Indian Springs, AL 35124

THE PREPARER OF THIS INSTRUMENT HAS NOT EXAMINED THE TITLE TO THE CAPTIONED LANDS AND MAKES NO CERTIFICATION AS TO THE STATUS OF THE SAME.

Market Value \$ 608,500