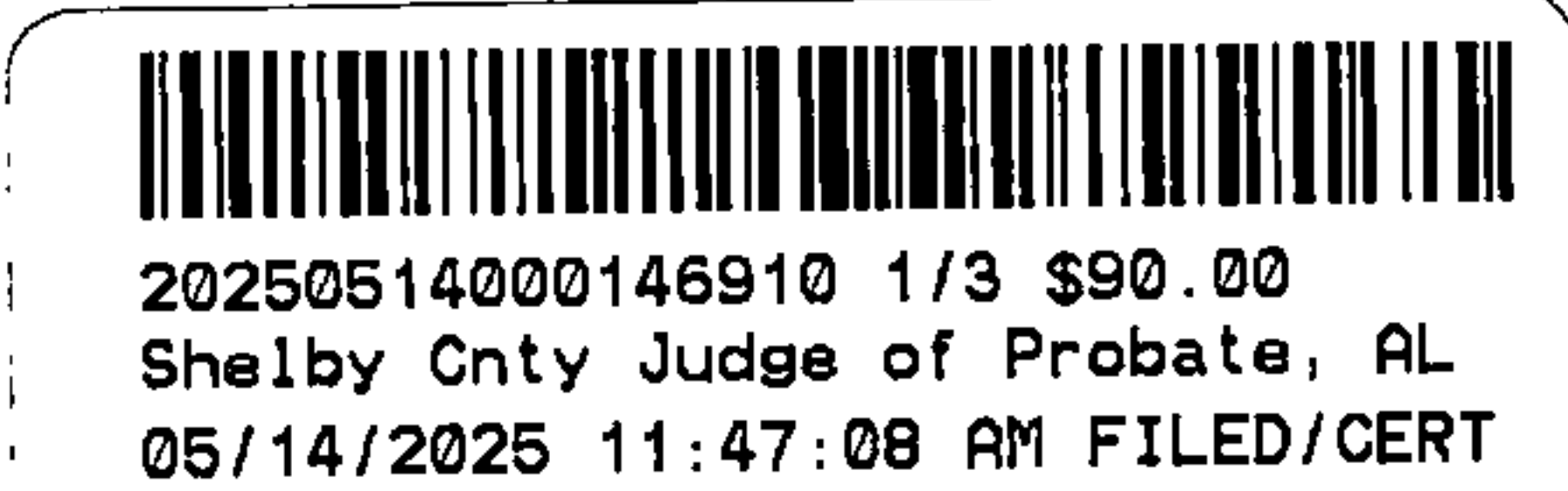


TITLE NOT CHECKED

VALUE: \$500.00

WARRANTY DEED

STATE OF ALABAMA
CHILTON COUNTY



KNOW ALL MEN BY THESE PRESENTS, That in consideration of One and 00/100 (\$1.00) Dollars and other good and valuable considerations, to the undersigned GRANTOR(s), in hand paid by GRANTEE(S) herein, the receipt whereof is acknowledged, I(we) Robby Dale Griffin (herein referred to as GRANTOR(S) do grant, bargain, sell and convey unto Heather Shirley, a married woman, Danielle Griffin, a married woman, Kiera Booth, a single woman, and Patrick Griffin, a single man (herein referred to as GRANTEE(S), the following described real estate, situated in SHELBY/BIBB County, Alabama to wit:

PARCEL 2 (Shelby County)
Located in Section 20, Township 24 North, Range 12 East, Shelby County, Alabama, and being more particularly described as follows:
BEGIN at the SE Corner of the SW ¼ of the NW ¼ of Section 20, Township 24 North, Range 12 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S88°27'56"W for a distance of 701.07'; thence N00°40'46"W for a distance of 655.54'; thence N89°15'53"E for a distance of 701.00'; thence S00°40'46"E for a distance of 645.76' to the POINT OF BEGINNING.
Said Parcel containing 9.44 acres, more or less.

PARCEL 3 (Bibb County)
Located in Section 20, Township 24 North, Range 12 East, Bibb County, Alabama, and being more particularly described as follows:
BEGIN at the NE Corner of the NW ¼ of the SW ¼ of Section 20, Township 24 North, Range 12 East, Bibb County, Alabama, said point being the POINT OF BEGINNING; thence S88°27'56"W for a distance of 701.07'; thence S52°03'45"W for a distance of 434.37' to the Northerly R.O.W. line of Moreland Road, 40' R.O.W., all further calls will be along said R.O.W. line until otherwise noted; thence S45°30'11"E for a distance of 140.57' to a curve to the left, having a radius of 280.00', and subtended by a chord bearing S57°42'50"E, and a chord distance of 118.45'; thence along the arc of said curve for a distance of 119.35'; thence S69°55'30"E for a distance of 232.55' to a curve to the right, having a radius of 635.00', and subtended by a chord bearing S57°20'25"E, and a chord distance of 276.71'; thence along the arc of said curve for a distance of 278.95'; thence S44°45'21"E for a distance of 53.98' to the Westerly R.O.W. line of Randolph Road, 40' R.O.W., all further calls will be along said R.O.W. line until otherwise noted; thence N33°46'40"E for a distance of 216.39'; thence N27°11'51"E for a distance of 99.28'; thence N20°22'49"E for a distance of 171.02'; thence N26°42'46"E for a distance of 99.49'; thence N33°26'23"E for a distance of 91.75'; thence N39°11'50"E for a distance of 49.56'; thence N45°25'37"E for a distance of 3.82'; thence N00°40'46"W and leaving said R.O.W. line for a distance of 80.09' to the POINT OF BEGINNING.
Said parcel containing 9.85 acres, more or less.

RESERVATION OF LIFE ESTATE

The grantor, Robby Dale Griffin, does hereby reserve unto himself a life estate in and to the above described lands to use, consume, occupy, live on and to generally do all things allowed by law for a life tenant.

GRANTEE'S ADDRESS
105 County Road 849
Calera, AL 35040

PREPARED BY:
Gavin Speaks
Attorney at Law
500 3rd Avenue North
Clanton, Alabama 35045

TO HAVE AND TO HOLD, to the said GRANTEE(S), his/her/their heirs and assigns, forever.

And I/we do, for myself and for my/our heir(s), executor(s), and administrator(s), covenant with the said GRANTEE(S), his/her/their heirs and assigns, that I/we are lawfully seized in Fee Simple of said premises; that it is/are free from all encumbrances; that I/we have good right to sell and convey the same as aforesaid; that I/we will and my/our heir(s), executor(s) and



20250514000146910 2/3 \$90.00
Shelby Cnty Judge of Probate, AL
05/14/2025 11:47:08 AM FILED/CERT

administrator(s) shall warrant and defend the same to the said **GRANTEE(S)**, his/her/their heir(s), executor(s) and assign(s) forever, against the lawful claims of all persons.

In Witness Whereof, I/we have hereunto set my/our hand(s) and seal(s) this the 14th day of May, 2025.

Robby Dale Griffin
Robby Dale Griffin

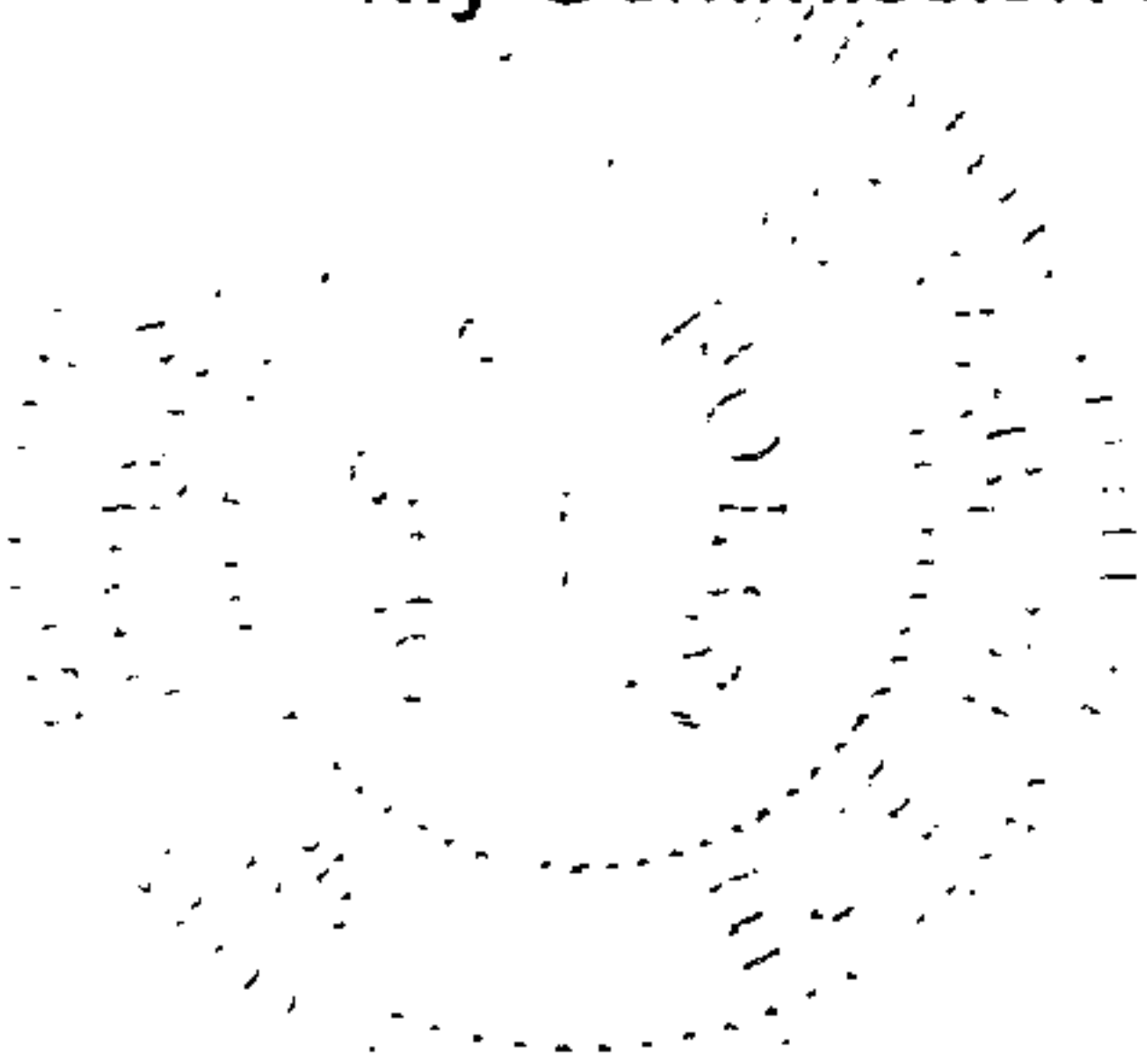
STATE OF ALABAMA
CHILTON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robby Dale Griffin**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of May, 2025.

Julia Bice
Notary Public

My Commission Expires: 04/11/28





20250514000146910 3/3 \$90.00
Shelby Cnty Judge of Probate, AL
05/14/2025 11:47:08 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Robby Dale Griffin
Mailing Address 105 County Road 849
Calera, AL 35040

Grantee's Name Heather Shirley, Danielle Griffin, Kiera Booth, Patrick Griffin
Mailing Address _____

Property Address 2100 Randolph Rd.
Brierfield, AL 35035

Date of Sale May 14, 2025

Total Purchase Price \$ GIFT

or
Actual Value \$ _____

or
Assessor's Market Value \$ 58,650

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, 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 May 14, 2025

Print Robby Dale Griffin

____ Unattested

Sign Robby Dale Griffin

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1