

SEND TAX NOTICE TO:

Paul G. Griffin and Cecilia A. Griffin
2178 Village Lane
Calera, AL 35040

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **ONE HUNDRED NINETY THOUSAND AND 00/100 (\$190,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Gerald E. Knifer, as Personal Representative of the Estate of Billy M. Murray Jr. aka Billy M. Murray, deceased, Shelby County Probate Case No. PR-2025-000472,** whose address is 3047 County Line Rd., Thomasville, GA 31792 (hereinafter "Grantor", whether one or more), by **Paul G. Griffin and Cecilia A. Griffin**, whose address is 2178 Village Lane, Calera, AL 35040 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Paul G. Griffin and Cecilia A. Griffin, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 2178 Village Lane, Calera, AL 35040 to-wit:**

Lot 289G, according to the Survey of Waterford Village, Sector 5, Phase 3, as recorded in Map Book 37, Page 65, in the Probate Office of Shelby County, Alabama.

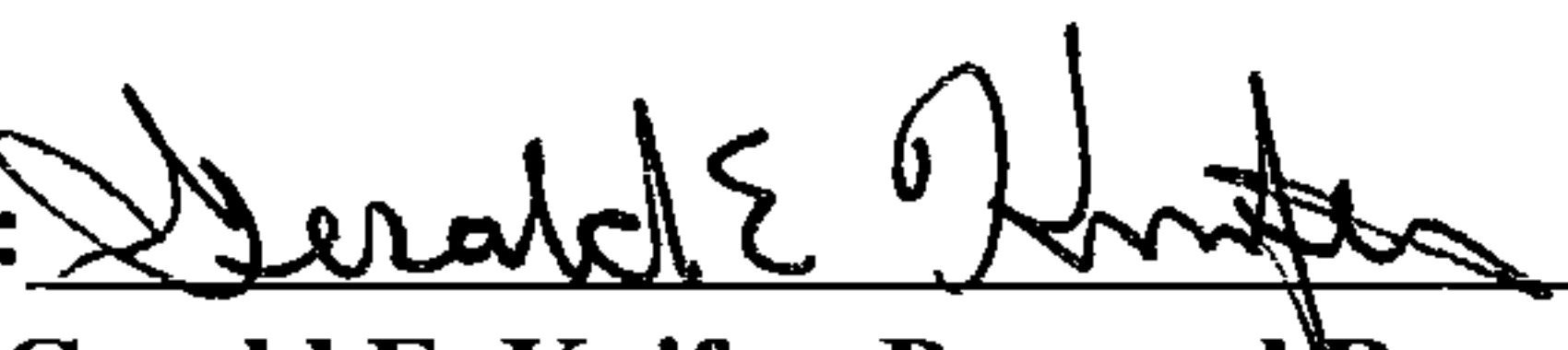
Billy M. Murray Jr. aka Billy M. Murray, deceased, was one and the same person as Billy M. Murray Jr., grantee in that certain deed recorded in Instrument No. 20160719000251700, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, as joint tenants with right of survivorship, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 2nd day of June, 2025.

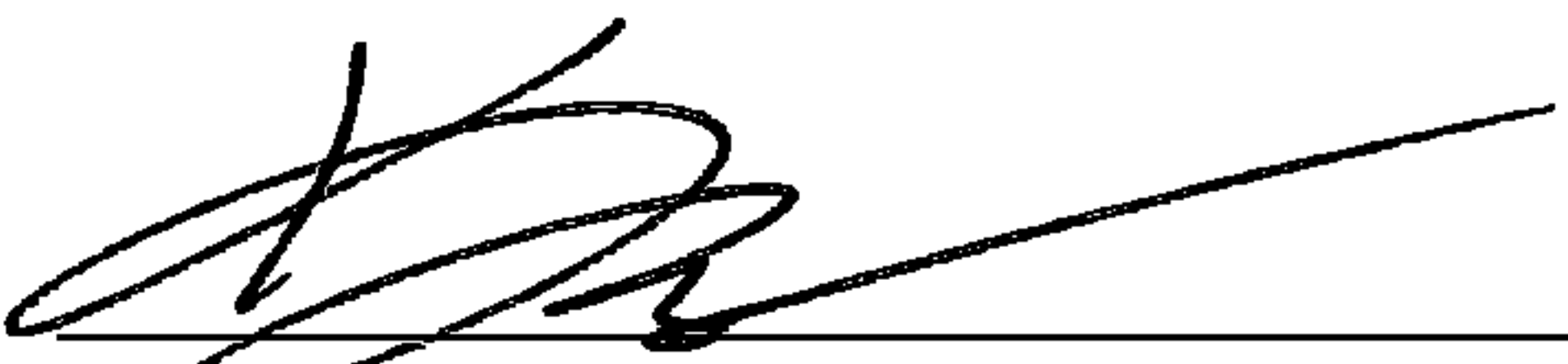
The Estate of Billy M. Murray Jr. aka Billy M. Murray,
deceased, Shelby County Probate Case No. PR-2025-000472

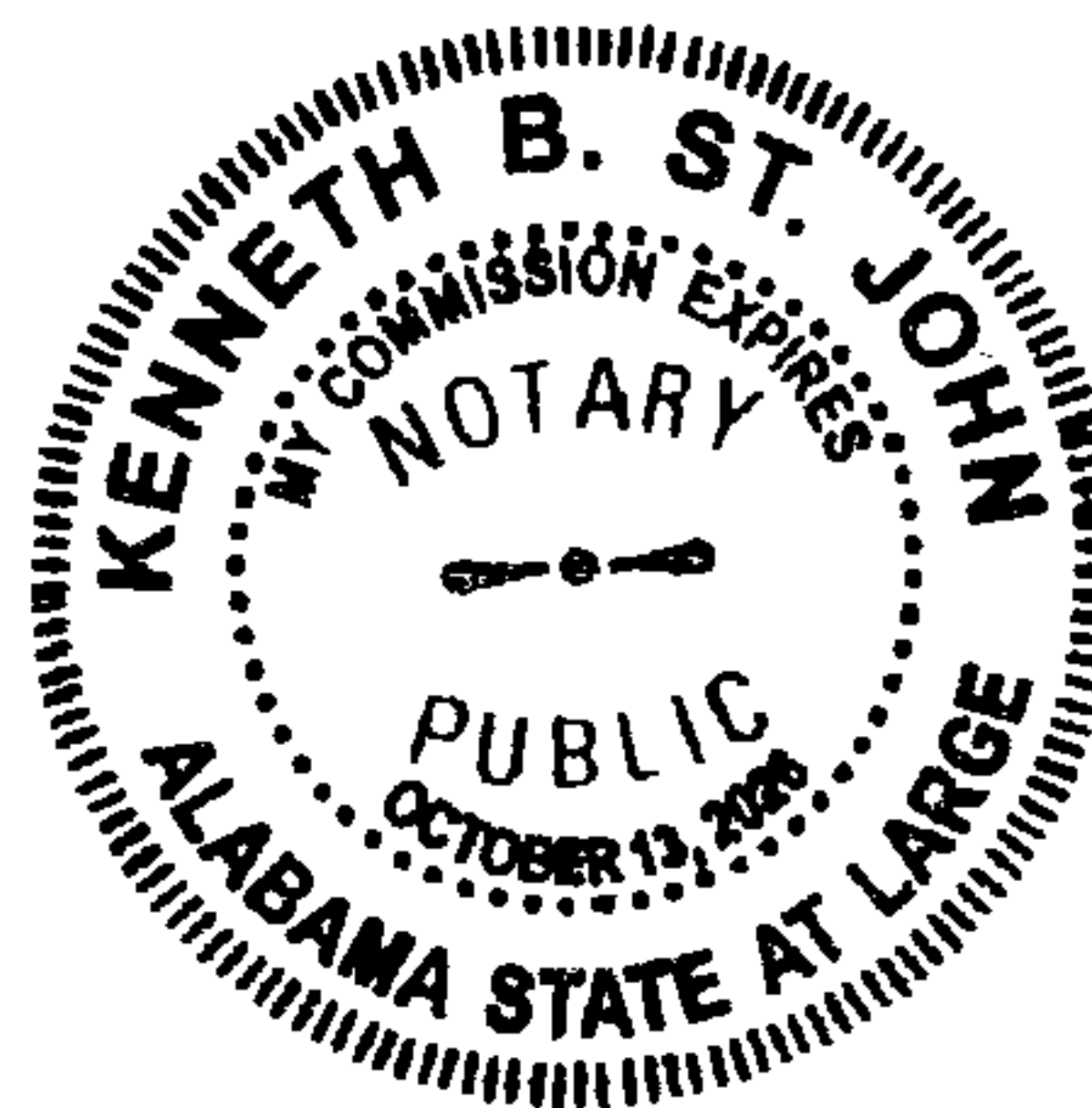
By: 
Gerald E. Knifer, Personal Representative

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Gerald E. Knifer**, whose name as **Personal Representative** of the Estate of Billy M. Murray Jr. aka Billy M. Murray, deceased, Shelby County Probate Case No. PR-2025-000472, 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, as such **Personal Representative**, and with full authority, executed the same voluntarily for and as the act of said estate, on the day the same bears date.

Given under my hand and official seal this 2nd day of June, 2025.


Notary Public
Print Name: Kenneth B. St. John
My Commission Expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/06/2025 01:06:38 PM
\$215.00 BRITTANI
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Allen S. Bayl