

This Instrument was Prepared by:
Mike T. Atchison, Attorney at Law
P.O. Box 822
Columbiana, AL 35051

Send Tax Notice To: Danny C. Griffin
2181 1st Ave West
Maylene, AL 35114

STATUTORY
WARRANTY DEED

State of ALABAMA

} Know All Men by These Presents:

County of SHELBY

That in consideration of the sum of Two Million, Seven Hundred Thousand Dollars **(\$2,700,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto as final settlement per will of the Estate of Frank R. Griffin, Probate Case #PR-2015-000152, in the Probate Office of Shelby County, Alabama, and Circuit Court Case #58-CV-2018-900965, in the Circuit Court of Shelby County, Alabama, to the undersigned Grantors,, the receipt of which is hereby acknowledged, the said Grantor Susan Lynn Griffin, as Personal Representative of the Estate of Frank A. Griffin, Probate Case #PR-2018-000736, in the Probate Office of Shelby County, Alabama; Susan Lynn Griffin, an unmarried woman, individually do by these presents, grant, bargain, sell and convey unto Danny Charles Griffin, whose mailing address is 2181 1st Ave West, Maylene, AL 35114 (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

This conveyance is subject to outstanding ad valorem taxes, statutory rights of redemption, restrictive covenants, rights of way, easement and reservations of record that apply to the herein above described real property.


TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

AND THE GRANTORS HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, the said Grantors, who are authorized to execute this conveyance, have hereto set their signatures and seals, this the 20th day of June, 2025.

The Estate of Frank A. Griffin, Probate Case #PR-2018-000736, in the Probate Office of Shelby County, Alabama


By Susan Lynn Griffin, its Personal Representative


Susan Lynn Griffin, individually

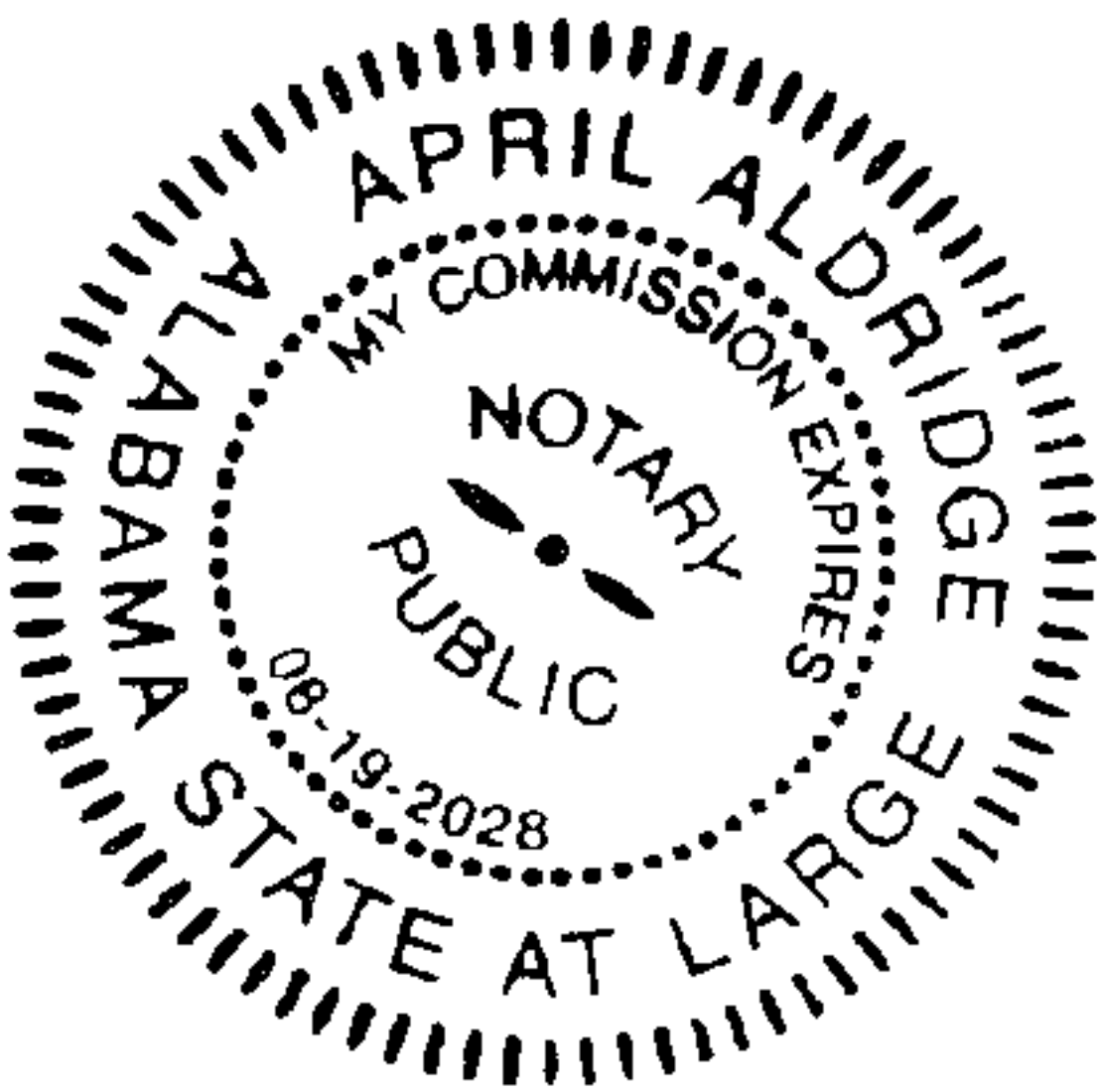
State of Alabama
County of Shelby

I, April Aldridge, a Notary Public in and for said County in said State, hereby certify that Susan Lynn Griffin, Personal Representative of the Estate of Frank A. Griffin, Probate Case #PR-2018-000736, in the Probate Office of Shelby County, Alabama, 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 foregoing conveyance she 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 the 20th day of June, 2025.

April Aldridge
Notary Public, State of Alabama

My Commission Expires: 8/19/28



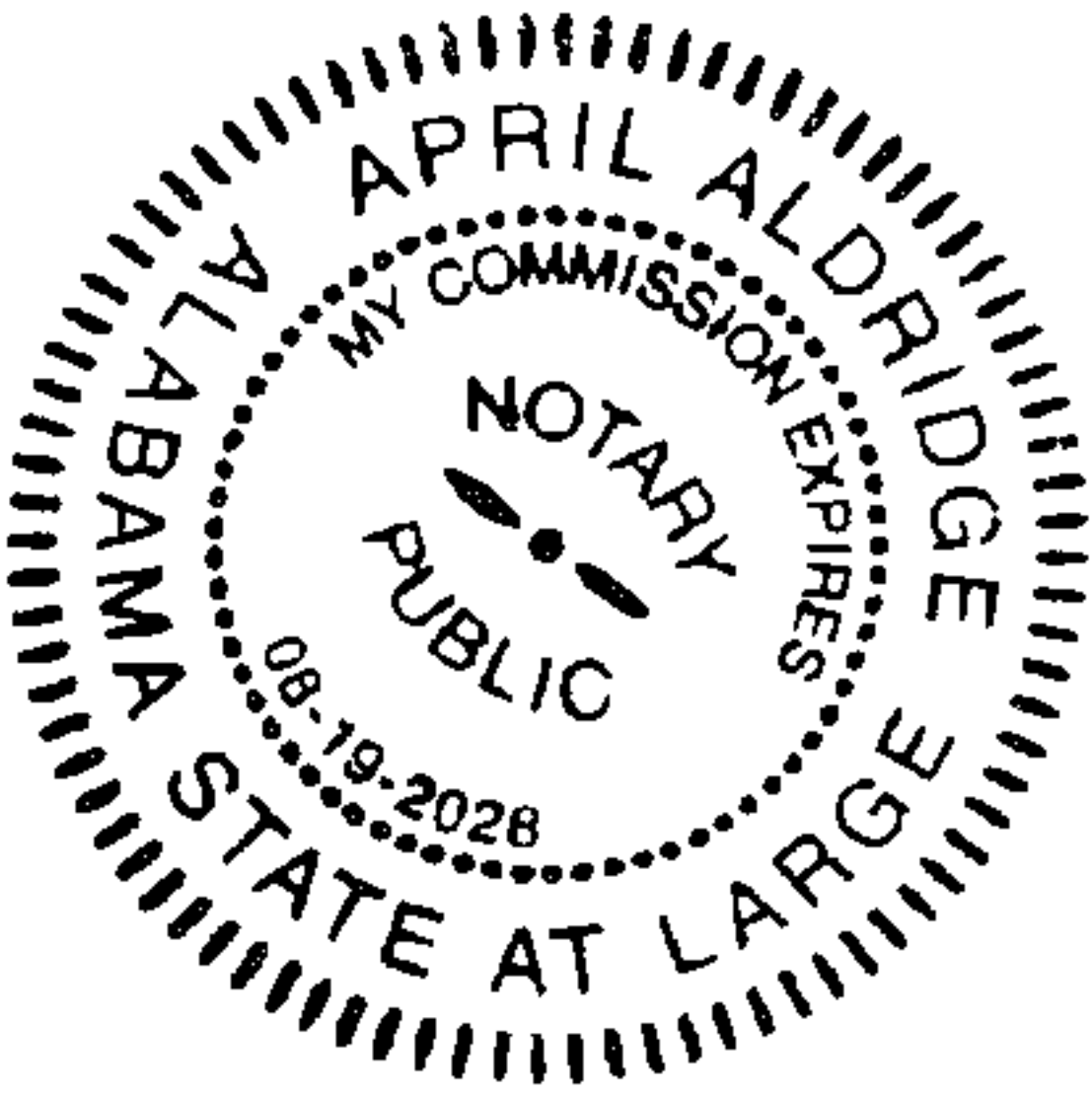
State of Alabama
County of Shelby

I, April Aldridge, a Notary Public in and for said County in said State, hereby certify that Susan Lynn Griffin, a single woman, 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 foregoing conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of June, 2025.

April Aldridge
Notary Public,
My Commission Expires: 8/19/28

State of Alabama



**EXHIBIT “A”
LEGAL DESCRIPTION**

TRACT I:

All that portion of the East ½ of SE ¼ of Section 33, Township 20 South, Range 3 West, lying North of County Road #44 and East of County Road #17.

LESS AND EXCEPT:

Exception 1: 58-13-8-33-0-000-001.003

Begin at the Southeast corner of Section 33, Township 20 South, Range 3 West of the Huntsville Principle Meridian, Shelby County, Alabama; thence in a northerly direction along the east boundary of said Section 33, for 868.84 feet to intersection with the north right-of-way of a Public Road (Highway 44), said intersection being the point of beginning; thence continue in a northerly direction along said east boundary 1075.00 feet; thence turn an angle of 90 degrees 00 minutes to the left in a westerly direction 772.04 feet; thence turn an angle of 90 degrees 00 minutes to the left in a southerly direction 759.43 feet; thence turn an angle of 86 degrees 31 minutes to the left in a southeasterly direction 223.20 feet; thence turn an angle of 86 degrees 31 minutes to the right in a southerly direction 273.44 feet to intersection with said north right-of-way; thence turn an angle of 86 degrees 00 minutes in a southeasterly direction along said right-of-way 304.90 feet to the point of beginning of a curve tangent to last mentioned course, said curve turning to the left and having a radius of 2824.79 feet; thence in a southeasterly direction and thence in an easterly direction along said curve, which is along said right-of-way, 235.10 feet to the point of beginning. Situated in Shelby County, Alabama.

According to the survey of W. M. Varnon, Professional Land Surveyor, dated March 25, 1994.

Exception 2: 58-13-8-33-0-000-001.004

A parcel of land in the NE ¼ of SE ¼ of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Being at the Southeast corner of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama; thence in a Northerly direction along the East boundary of said Section for 866.84 feet to the North right of way boundary of Shelby County Highway #44; thence turn left 76 degrees 55 minutes in a Westerly direction 1430 feet, more or less, to intersection of said North right of way boundary with the East right of way boundary of Shelby County Highway #17; thence turn right 82 degrees 21 minutes in a Northerly direction along the East right of way boundary 387.00 feet to the point of beginning; thence continue in a Northerly direction along said East right of way boundary 50.00 feet; thence turn right 90 degrees 00 minutes in an Easterly direction 595.00 feet; thence turn right 90 degrees 00 minutes in a Southerly direction 125.00 feet; thence turn right 90 degrees 00 minutes in a Westerly direction 325.00 feet; thence turn right 90 degrees 00 minutes in a Northerly direction 75.00 feet; thence turn left 90 degrees 00 minutes in a Westerly direction 270.00 feet to the point of beginning.

Exception 3: 58-13-8-33-0-000-001.006

Begin at the Southeast corner of Section 33, Township 20 South, Range 3 West; thence in a Northerly direction along the East line of said Section for 868.84 feet to the North right of way of Shelby County Highway No. 44; thence turn left 76 degrees 55 minutes in a Northwest direction 1430 feet, more or less, to intersection of said North right of way with the East right of way of Shelby County Highway No. 17; thence turn left 168 degrees 55 minutes in a Southeasterly direction along North right of way 117.90 feet to the point of beginning; thence continue in a Southeasterly direction along said North right of way 400.00 feet; thence turn left 107 degrees 30 minutes in a Northerly direction 250.00 feet; thence turn left 81 degrees 39 minutes 45 seconds in a Northwesterly direction 382.82 feet; thence turn left 128 degrees 49 minutes 15 seconds in a Southeasterly direction 100.08 feet; thence turn right 58 degrees 52 minutes in a Southwesterly direction 112.50 feet to the point of beginning.

Exception 4: 58-13-8-33-0-000-035.004

Begin at the Southeast corner of Section 33, Township 20 South, Range 3 West; thence Northerly along the East boundary of said Section for 866.84 feet to the North right of way boundary of Shelby County Highway No. 44; thence left 76 degrees 55 minutes in a Westerly direction 1,430.00 feet, more or less, to intersection of said North right of way boundary with the East right of way boundary of Shelby County Highway No. 17, said intersection being the point of beginning; thence right 82 degrees 21 minutes in a Northerly direction along said East boundary 267.00 feet; thence right 89 degrees 48 minutes 30 seconds in an Easterly direction 120.00 feet; thence right 90 degrees 56 minutes in a Southerly direction 120.00 feet; thence left 29 degrees 59 minutes 30 seconds in a Southeasterly direction 100.08 feet; thence right 58 degrees 52 minutes in a Southwesterly direction 112.50 feet to intersection with said North right of way boundary; thence right 79 degrees 07 minutes in a Northwesterly direction along said North boundary 117.90 feet to the point of beginning. Situated in Shelby County, Alabama.

According to survey of W.M. Varnon, PLS #9324, dated October 21, 1987.

Exception 5: 58-13-8-33-0-000-001.007

Begin at the Southeast corner of Section 33, Township 20 South, Range 3 West; thence in a Northerly direction along the East line of said Section 868.84 feet; thence turn left 76 degrees 55 minutes in a Northwesterly direction 1430 feet, more or less, to intersection of the North right of way of Shelby County Highway No. 44 with the East right of way of Shelby County Highway No. 17; thence right 82 degrees 21 minutes in a Northerly direction along said East right of way 437.00 feet to the point of beginning; thence continue in a Northerly direction along said East right of way 323.71 feet; thence turn right 84 degrees 34 minutes in an Easterly direction 548.81 feet; thence turn right 90 degrees 00 minutes in a Southerly direction 377.38 feet; thence turn right 95 degrees 26 minutes in a Northwesterly direction 582.10 feet to the point of beginning.

Exception 6: 58-13-8-33-0-000-001.008

That part of the East 1/2 of the NE 1/4 of Section 33, Township 20 South, Range 3 West, described as follows: Begin at the Northeast corner of the SE 1/4 of the NE 1/4 of said Section 33; thence in a Southerly direction along the East line of said 1/4-1/4 Section to a point that is 800.00 feet North of the Southeast corner of said 1/4 - 1/4 Section; thence North 70 degrees West 1000 feet, more or less, to the East right of way of Shelby County Highway No. 17; thence in a Northerly direction along said right of way to a point that is 458.00 feet South of and parallel to the North line of said Section 33; thence in an Easterly direction along said parallel line to intersection with the East line of said 1/2 - 1/4 Section; thence in a Southerly direction along said East line 874 feet, more or less, to the point of beginning.

TRACT II:

Lot 302, according to the survey of Alabama Power Company Recreational Cottage Site Sector 4, as recorded in Map Book 22, Page 52, in the Probate Office of Shelby County, Alabama.

ALSO, a parcel of land located in a portion of the SE 1/4 of Section 1, Township 24 North, Range 15 East, of Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of Lot 302 of Recreational Cottage Site Sector 4, as shown in Map Book 22, Page 52 in the Office of the Judge of Probate, Shelby County, Alabama, said point being on the East right of way of a County Road, marked by a 5/8-inch rebar; thence North 04 degrees 03 minutes 56 seconds East a distance of 188.22 feet along the East right of way of said County Road to the Northwest corner of Lot 302 of said subdivision, marked with a 5/8-inch rebar, said point being the point of beginning of the hereinafter described parcel; thence North 04 degrees 03 minutes 56 seconds East a distance of 100.00 feet along said East right of way of said County Road to a 5/8-inch rebar; thence South 81 degrees 30 minutes 10 seconds East a distance of 320.32 feet to the Northeast corner of Lot 302 of said subdivision, said point being on the 397 contour of Lay Lake; thence South 80 degrees 48 minutes 26 seconds West a distance of 22.00 feet along the North property line of Lot 302 of said subdivision to a 1 1/2-inch capped iron pipe; thence South 80 degrees 48 minutes 26 seconds West a distance of 306.11 feet to the point of beginning.

TRACT III:

Begin at the Southeast corner of Section 33, Township 20 South, Range 3 West; thence Northerly along the East boundary of said Section for 866.84 feet to the North right of way boundary of Shelby County Highway No. 44; thence left 76 degrees 55 minutes in a Westerly direction 1,430.00 feet, more or less, to intersection of said North right of way boundary with the East right of way boundary of Shelby County Highway No. 17, said intersection being the point of beginning; thence right 82 degrees 21 minutes in a Northerly direction along said East boundary 267.00 feet; thence right 89 degrees 48 minutes 30 seconds in an Easterly direction 120.00 feet; thence right 90 degrees 56 minutes in a Southerly direction 120.00 feet; thence left 29 degrees 59 minutes 30 seconds in a Southeasterly direction 100.08 feet; thence right 58 degrees 52 minutes in a Southwesterly direction 112.50 feet to intersection with said North right of way boundary; thence right 79 degrees 07 minutes in a Northwesterly direction along said North boundary 117.90 feet to the point of beginning. Situated in Shelby County, Alabama.

According to survey of W.M. Varnon, PLS #9324, dated October 21, 1987.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/24/2025 02:29:56 PM
 \$36.00 BRITTANI
 20250624000192280

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Susan Lynn Griffin
 Mailing Address 6189 Hwy 17
Helena, AL 35080

Grantee's Name Danny Charles Griffin
 Mailing Address 2100 1st Ave West
Maylene, AL 35114

Property Address Hwy 17 44
Maylene, AL 35114

Date of Sale 10/20/2025
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ _____

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 final settlement of estate of Frank R Griffin

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 _____

Print Danny Charles Griffin

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1