


This instrument was prepared by:
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#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
McLane A. Griffin
125 Pecan Lane
Helena, AL 35080


20101018000347030 1/1 \$37.00
Shelby Cnty Judge of Probate, AL
10/18/2010 01:40:01 PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Ninety-five Thousand and no/100-----
(\$195,000.00) Dollars

to the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, I/we, Walter R. Gandy and Lesley P. Gandy, husband and wife

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto
McLane A. Griffin and Laura C. Griffin

(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 7, according to the Survey of Pecan Grove, as recorded in Map Book 28, Page 11, in the Probate Office of Shelby County, Alabama.

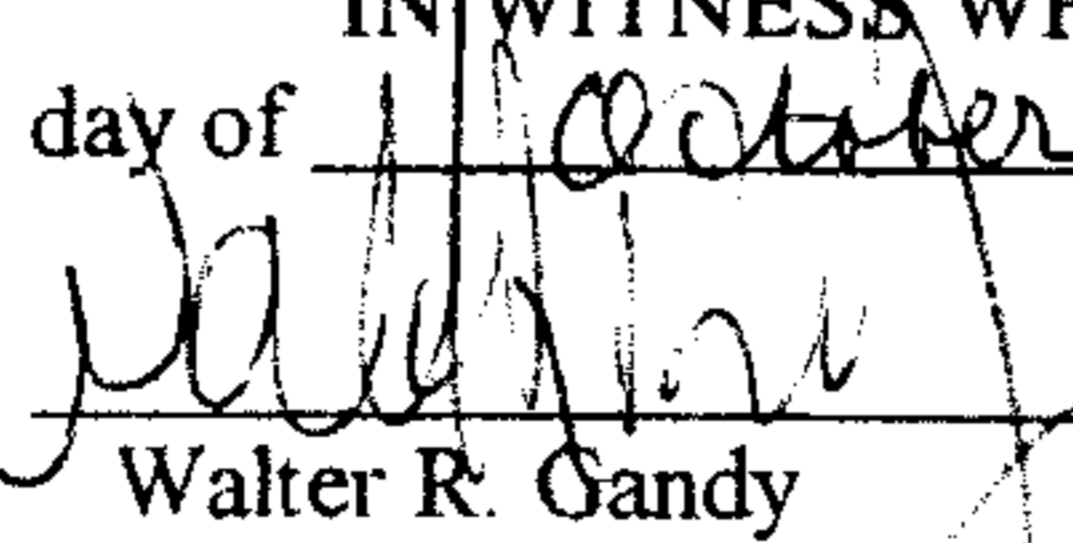
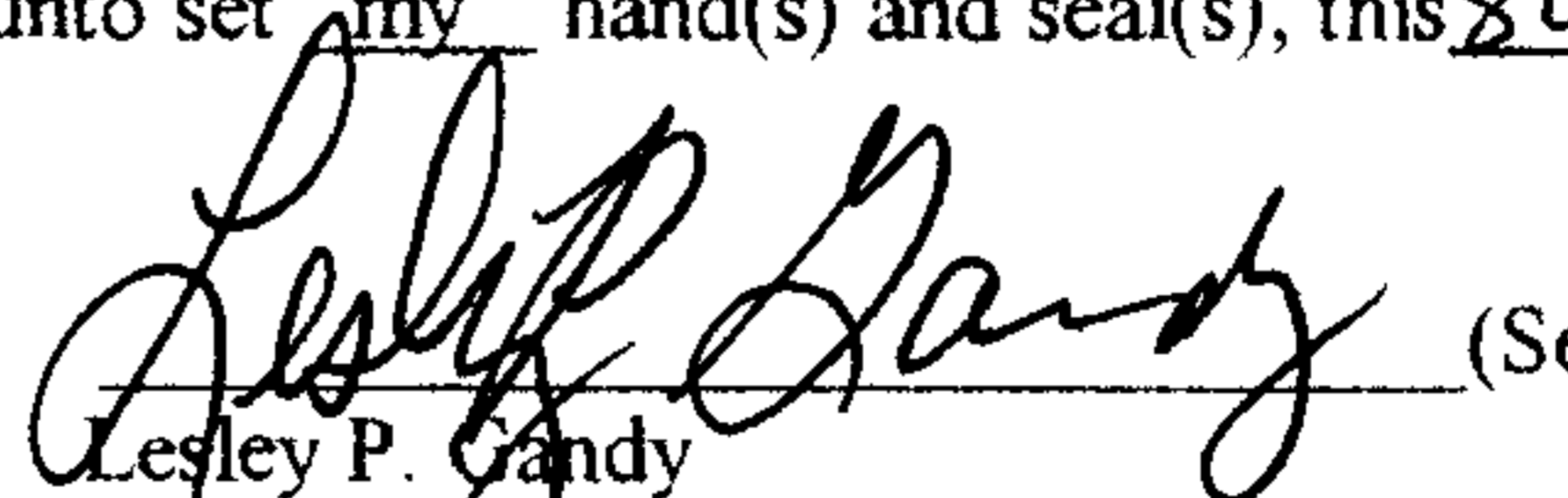
Subject to current taxes, easements and restrictions of record.

The herein above described property does not constitute the homestead of the Grantor, nor that of his spouse.

\$ 170,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

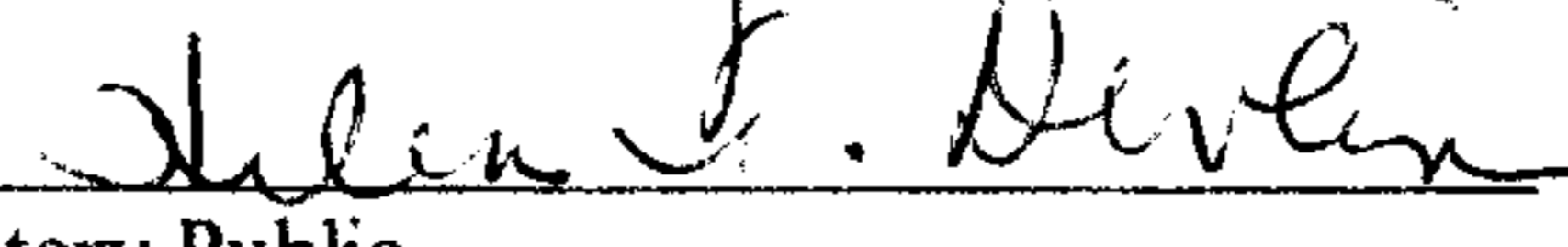
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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.

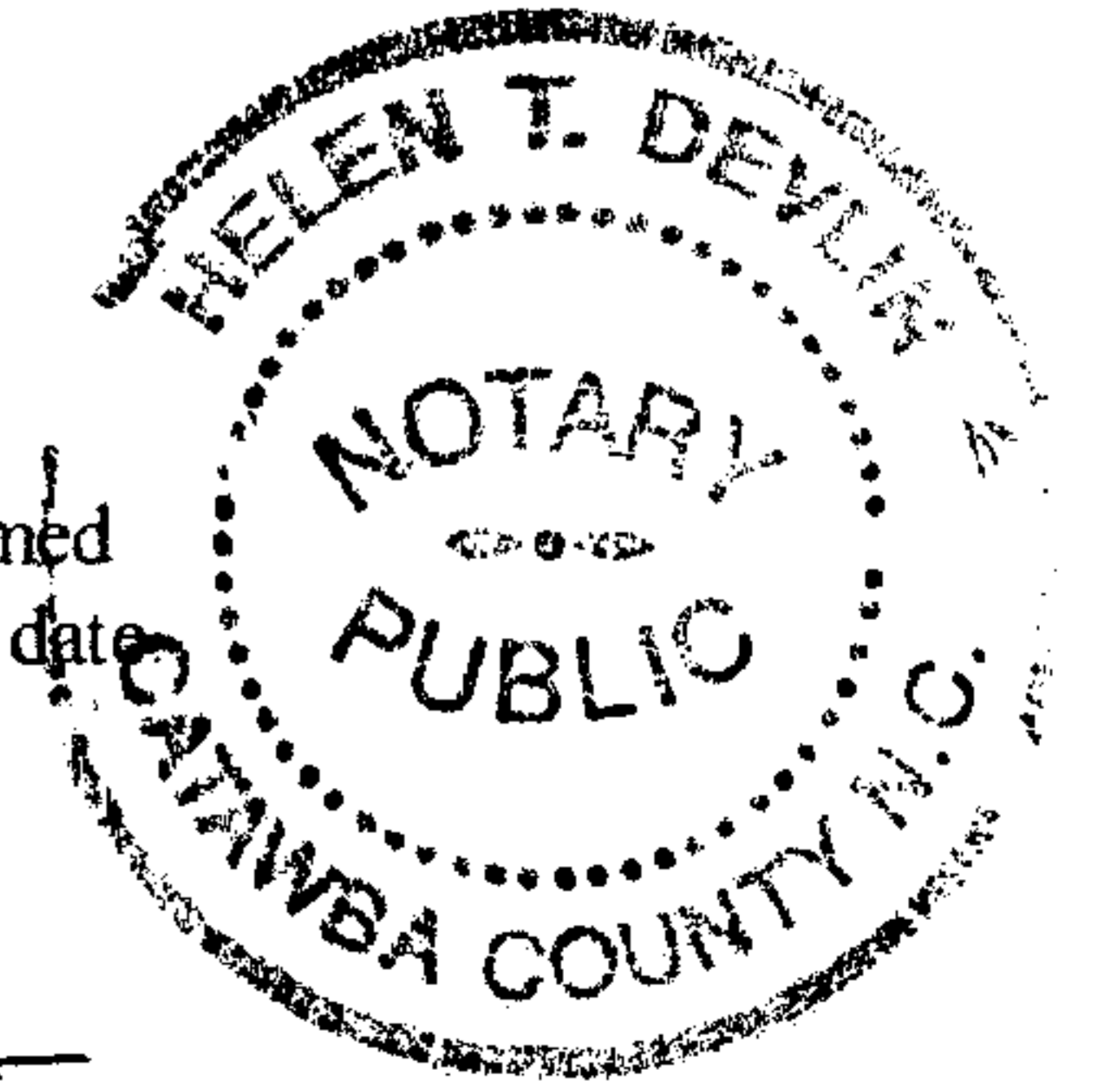
IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 8th day of October, 2010.
 (Seal)  (Seal)
Walter R. Gandy Lesley P. Gandy

STATE OF North Carolina
Catawba COUNTY) General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Walter R. Gandy and Lesley P. Gandy, whose name(s) is 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 8th day of October, A.D., 2010.

My Commission Expires: 7/10/2015 
Notary Public _____



Shelby County, AL 10/18/2010
State of Alabama
Deed Tax : \$25.00