

✓ THIS INSTRUMENT PREPARED BY:  
Kristy Liggan Riley  
1000 Urban Center Drive, Suite 250  
Birmingham, Alabama 35242

SEND TAX NOTICE TO:  
Terry E. and Elizabeth M. Gandy  
3009 Bowron Road  
Helena, AL 35080

STATE OF ALABAMA  
JEFFERSON COUNTY

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of One Hundred Forty-Five Thousand Five Hundred and no/100 Dollars (\$145,500.00) to **ANDREW FRANKLIN VAN ORDER**, an unmarried man, (the "Grantor"), in hand paid by **TERRY E. GANDY AND ELIZABETH M. GANDY** (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto Grantee, subject to the covenants, conditions and other matters set forth below, the real estate situated in Shelby County, Alabama, more particularly described as follows (the "Property"):

Lot 72, according to the Map of Falliston Sector 3 – Phase 1, as recorded in Map Book 20, page 140, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:**

1. Taxes and assessments for the year 2002 and taxes for subsequent years, not yet due and payable.
2. 30 foot minimum building line along Bowdon Road, as shown by recorded map.
3. 10 foot easement along the rear of lot, as shown by recorded map.
4. Declaration of Protective Covenants, including terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens, as set forth in the, as set forth in Instrument #1996-6250, as recorded in the Probate Office of Shelby County, Alabama.
5. Covenant for Storm Water Run-Off Control, as set forth in Instrument #1996-11971, as recorded in the Probate Office of Shelby County, Alabama.
6. Restrictive Covenants and Grant of Underground facilities in favor of Alabama Power Company, as set forth in Instrument #1998-17757, as recorded in the Probate Office of Shelby County, Alabama.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

**TO HAVE AND TO HOLD** unto Grantees, subject to the matters described above, for and during their joint lives as joint tenants 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 Grantor does for himself, his heirs and assigns, covenant with Grantee, their heirs and assigns, that Grantor is lawfully seized in fee simple of the Property; that the Property is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the Property as aforesaid, and that Grantor will, and Grantor's heirs and assigns shall, warrant and defend the same to Grantee, their heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, Grantor, **ANDREW FRANKLIN VAN ORDER**, has caused this conveyance to be executed as of the 1st day of October, 2002.

*Andrew Franklin Van Order*  
Andrew Franklin Van Order

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Andrew Franklin Van Order, whose name 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, executed the same voluntarily for and as his act on the day the same bears date.

Given under my hand and official seal this 1st day of October, 2002.

*Kristy L. Riley*  
Notary Public  
My Commission expires: 10-1-05