



20090803000296240 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
08/03/2009 01:41:58 PM FILED/CERT

SEND TAX NOTICE TO:  
Christopher McCann  
410 Laurel Woods Trace  
Helena, Alabama 35080

THIS INSTRUMENT PREPARED BY:  
Blake J. Tompkins  
Tompkins Law Firm LLC  
3009 Firefighter Lane  
Birmingham, Alabama 35209  
(205) 802-6111

STATE OF ALABAMA )

**GENERAL WARRANTY DEED WITH  
JOINT RIGHTS OF SURVIVORSHIP**

COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of One Hundred Twenty-Eight Thousand Nine Hundred and 00/100 Dollars (\$128,900.00), and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt and sufficiency whereof is hereby acknowledged, I/we, **James K. Etheridge and Tracey L. Etheridge**, a married couple (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Christopher McCann and Jessica McCann** (herein referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described real estate, situated in Shelby County, Alabama, to wit:

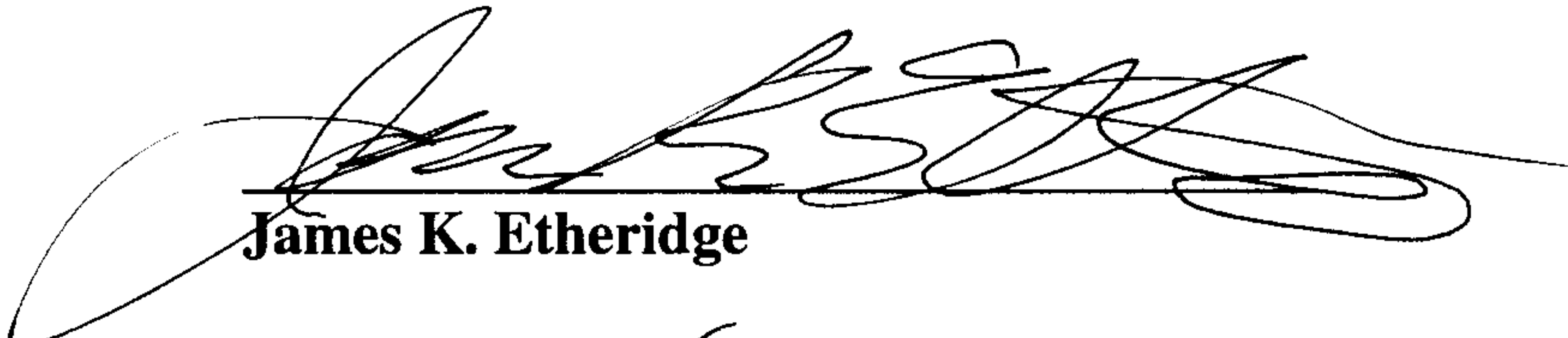
LOT 36, ACCORDING TO THE SURVEY OF LAUREL WOODS, AS  
RECORDED IN MAP BOOK 16, PAGE 24, IN THE PROBATE  
OFFICE OF SHELBY COUNTY, ALABAMA.


Subject to: (i) those taxes and special assessments which are not yet due and payable; (ii) restrictions, reservations, conditions, easements, set back lines, right of ways, and limitations shown of record; and (iii) coal, oil, gas and other mineral or mining interests in, to or under the land herein described that are not owned by Grantor.

All of the consideration recited above was paid from the proceeds of a mortgage loan(s) executed simultaneously herewith.

**TO HAVE AND TO HOLD** the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the Grantees, for and during their joint lives 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, and said survivor's heirs and assigns forever. And I/we do, for myself/ourselves and for my/our heirs, successors, executors and administrators, covenant with said Grantees, and their heirs and assigns, that I/we am/are lawfully seized in fee simple of said real estate; that said real estate is free from all liens and encumbrances, unless otherwise stated 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, and their heirs and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I/we have hereunto caused this instrument to be executed this 31st day of July, 2009.

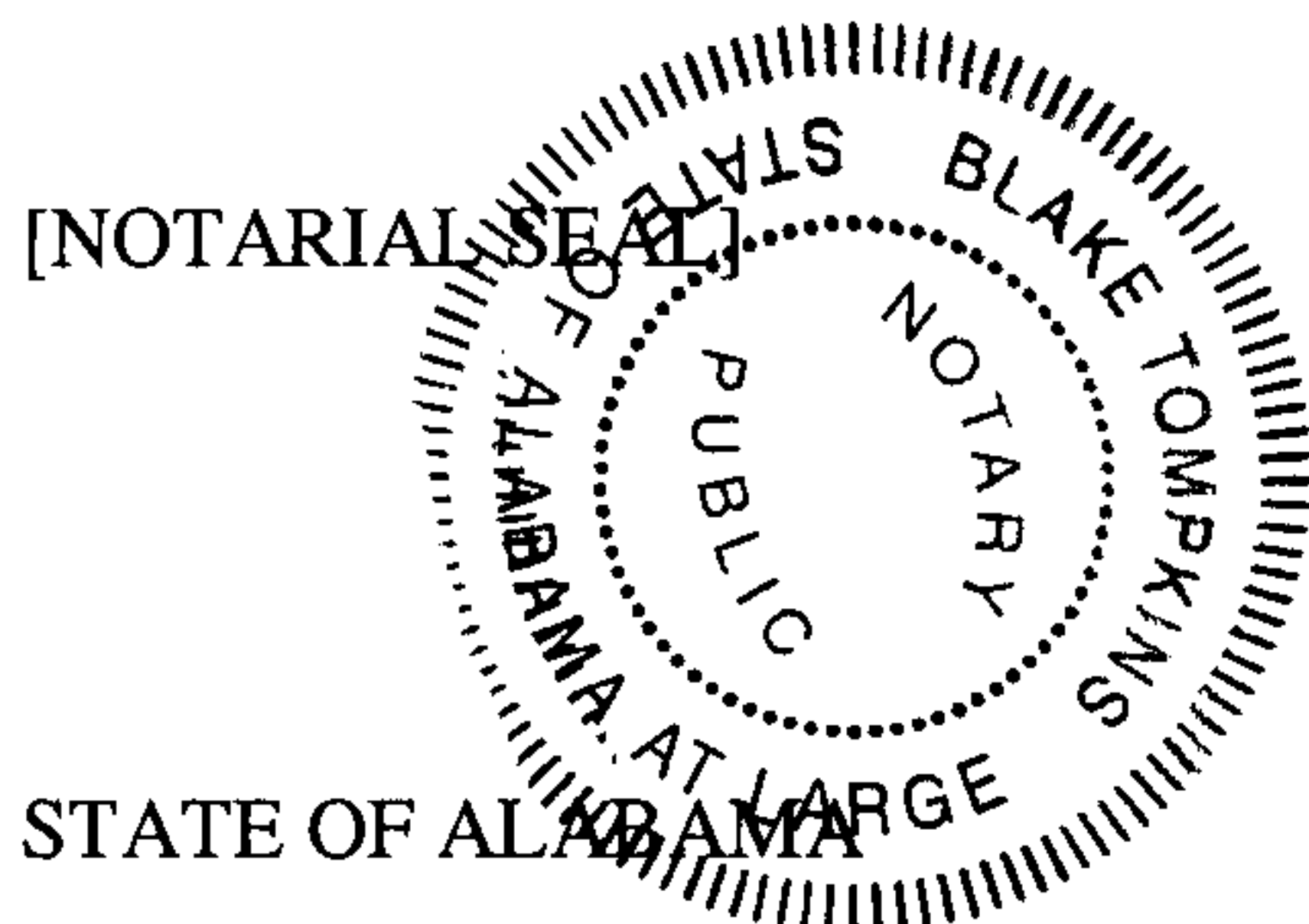
  
**James K. Etheridge**

  
**Tracey L. Etheridge**

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that James K. Etheridge, 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, s/he executed the same voluntarily on the day the same bears date.

Given under my hand this 31st day of July, 2009.



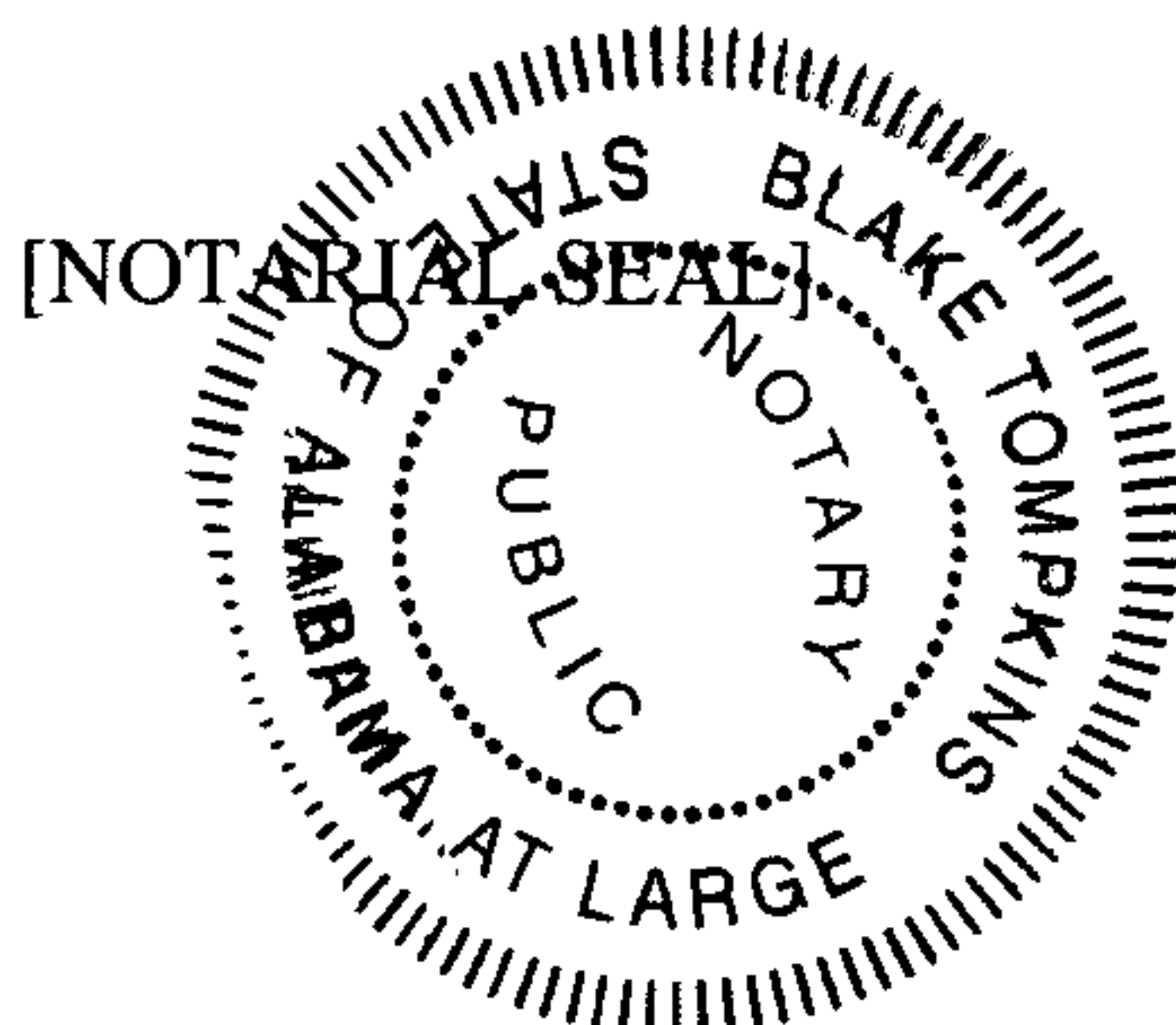
STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

  
\_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_

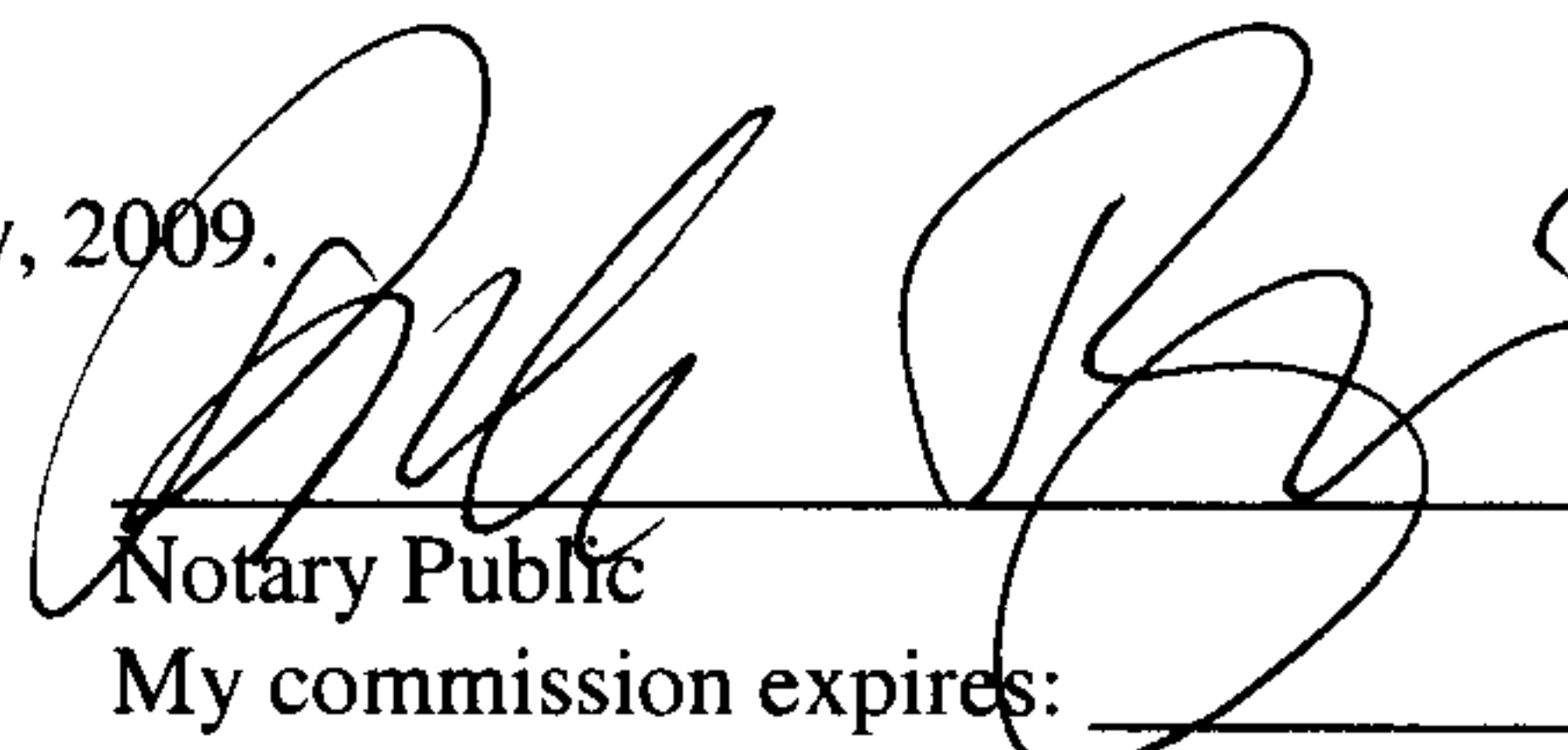
**BLAKE TOMPKINS**  
**Notary Public, State of Alabama**  
**Alabama State At Large**  
**My Commission Expires**  
**December 21, 2012**

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Tracey L. Etheridge, 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, s/he executed the same voluntarily on the day the same bears date.

Given under my hand this 31st day of July, 2009.



STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

  
\_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_

**BLAKE TOMPKINS**  
**Notary Public, State of Alabama**  
**Alabama State At Large**  
**My Commission Expires**  
**December 21, 2012**