

20120112000015880 1/2 \$160.00  
Shelby Cnty Judge of Probate, AL  
01/12/2012 01:55:23 PM FILED/CERT

Shelby County, AL 01/12/2012  
State of Alabama  
Deed Tax: \$145.00

SEND TAX NOTICE TO:  
**George H. Griswold, Jr. and Merih  
S. Griswold**  
**55 Little Creek Circle**  
**Chelsea, Alabama 35043**

**This instrument was prepared by:**  
**Shannon E. Price, Esq.**  
**P. O. Box 19144**  
**Birmingham, AL 35219**

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**  
**SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Ten dollars and no cents (\$10.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged, **George H. Griswold, Jr. and wife, Merih S. Griswold** (herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto **George H. Griswold, Jr. and wife, Merih S. Griswold** (herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**LOT NO. 3 ON A CERTAIN PLAT OF CHELSEA ESTATES: FIRST DIVISION  
PREPARED BY COULTER ENGINEERING CO., INC. AND RECORDED IN  
MAP BOOK 5, PAGE 65, IN THE PROBATE OFFICE OF SHELBY COUNTY,  
ALABAMA, SAID LOT FRONTS 100 FEET, MORE OR LESS, ON THE WEST  
SIDE OF LITTLE CREEK CIRCLE.**

**SITUATED IN SHELBY COUNTY, ALABAMA.**

**Subject to:**

1. All taxes for the year 2011 and subsequent years, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.
3. Rights or claims of parties in possession not shown by the public records.
4. Easements, or claims of easements, not shown by the public records.
5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.
6. Such state of facts as shown on subdivision plat recorded in Plat Book 5, Page 65.
7. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but limited to, oil, gas, sand and gravel in, on, and under subject property. Anything to the contrary notwithstanding this deed does not attempt to set out the manner in which any oil, gas, or mineral rights, or any rights relating thereto are vested, including drilling, right of entry, or other rights, privileges and immunities relating thereto, together with any release of liability or damage to persons or property as a result of the exercise of such rights.

**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

WARRANTY DEED, JOINT TENANTS  
WITH RIGHT OF SURVIVORSHIP

*[Handwritten signatures]*

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, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this **December 30, 2011**

George H. Griswold, Jr. (Seal)  
George H. Griswold, Jr.

Merih S. Griswold (Seal)  
Merih S. Griswold

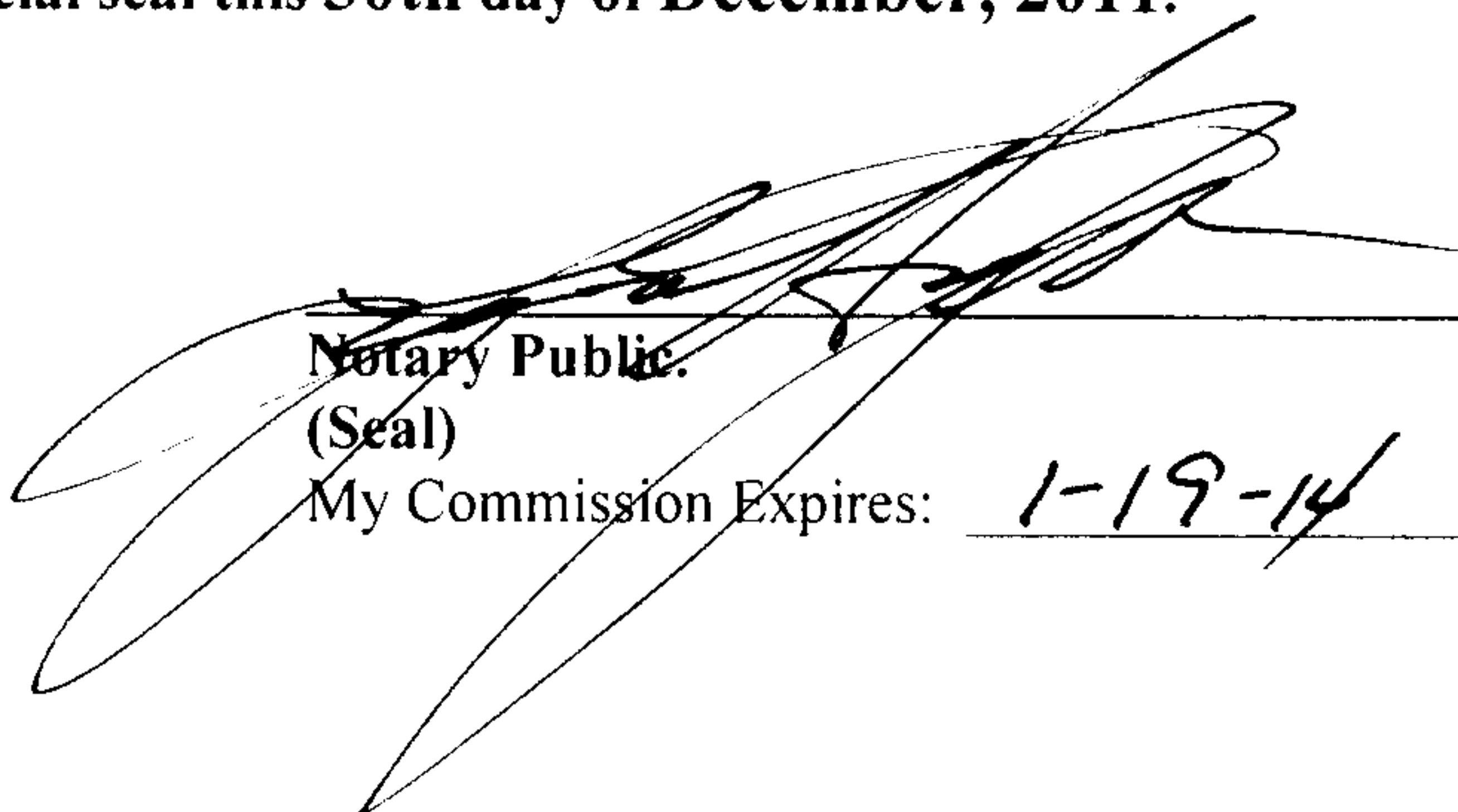
STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgment

  
20120112000015880 2/2 \$160.00  
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **George H. Griswold, Jr. and wife, Merih S. Griswold**, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **30th** day of **December, 2011**.

  
\_\_\_\_\_  
Notary Public.  
(Seal)  
My Commission Expires: 1-19-14

