

2016010400000920 1/2 \$60.00
Shelby Cnty Judge of Probate, AL
01/04/2016 10:31:09 AM FILED/CERT

Shelby County, AL 01/04/2016
State of Alabama
Deed Tax: \$43.00

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Scott & Deborah Danson
103 Gleneagles Lane
Pelham, AL 35124

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$430,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Gary H. Finke and Teresa L. Finke by Gary H. Finke, as Attorney-in-Fact, Husband and Wife, whose mailing address is 16245 Stonewall Blvd. Noblesville, IN 46060 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Scott B. Danson and Deborah L. Danson, whose mailing address is 103 Gleneagles Lane Pelham, AL 35124 (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 103 Gleneagles Lane, Pelham, AL 35124; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

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.

Note: \$387,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 29th day of December, 2015.

Gary H. Finke
Gary H. Finke
Teresa L. Finke, by
Teresa L. Finke by Gary H. Finke, as
Attorney-in-Fact
Gary H. Finke, Attorney in Fact

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Gary H. Finke whose name Individually and as Attorney in Fact for Teresa L. Finke is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, Individually and in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 29th day of December, 2015.

Donna Wright McGowan
Notary Public
3/5/17



S15-3417CDF


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EXHIBIT "A"
Legal Description

Lot 802, according to the Final Plat of Gleneagles at Ballantrae, as recorded in Map Book 33, Page 114, in the Probate Office of Shelby County, Alabama.