

20160701000230590

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DEEDS 1/2

16-2535

This instrument was prepared by:  
Marcus Hunt  
2870 Old Rocky Ridge Road, Suite 160  
Birmingham, AL 35243

Send Tax Notice to:  
Nathan Pee  
230 Grande View Lane  
Maylene, AL 35114

**WARRANTY DEED**  
(Joint Tenants with Right of Survivorship)

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

That in consideration of Two Hundred Fifty Thousand and No/100- (\$250,000.00)—Dollars, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Georgia A. Thompson, an unmarried woman, whose mailing address is:

1131 Lake Forest Dr ; Southside, AL 35907

(herein referred to as grantors, do grant, bargain, sell and convey unto

Nathan Pee and Jennifer Carol Findlay, whose mailing address is:

230 Grande View Lane, Maylene, AL 35114

(herein referred to as GRANTEES, as joint tenants, with right of survivorship, the following described real property situated in Shelby County, Alabama, the address of 230 Grande View Lane, Maylene, AL 35114 to wit:

Lot 410, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, 4<sup>th</sup> Addition, as recorded in Map Book 21, Page 100 A & B, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

\$200,000.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

**TO HAVE AND TO HOLD** to 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 said GRANTEES, their heirs and assigns, that I an (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 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 hands and seals this 24th day of June, 2016.

Witness:

  
Georgia A. Thompson

**General Acknowledgement**

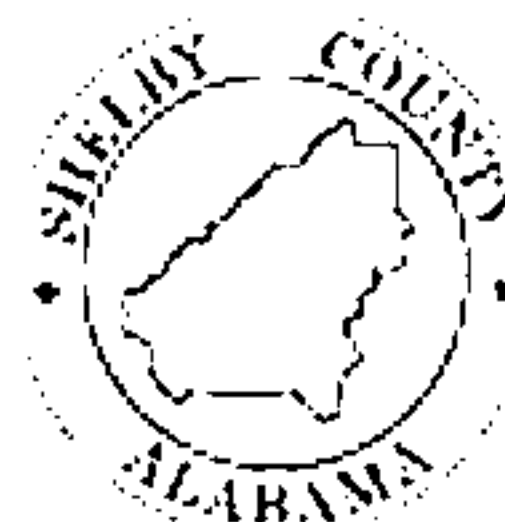
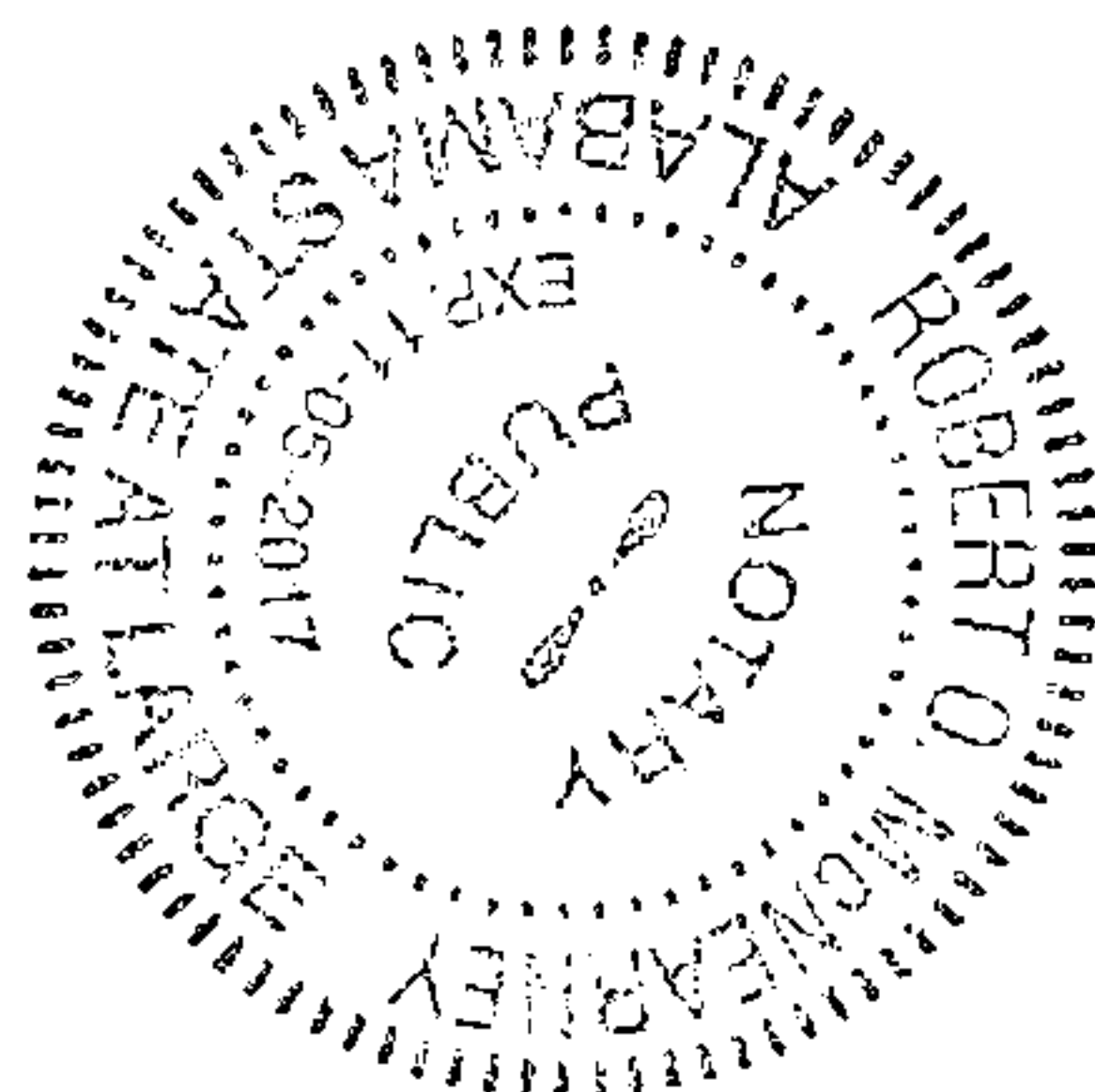
STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Georgia A. Thompson, an unmarried woman**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of June, 2016.

My Commission Expires: 11/5/17

  
Notary Public



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/01/2016 03:49:44 PM  
\$68.00 CHERRY  
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