

Recording Requested By and When Recorded Mail to:

Name:
Company:
Address:
Address 2:
City, State, Zip:
Phone:

Recording Time, Book & Page

SOUTH CAROLINA WARRANTY DEED

COUNTY: _____

TAX MAP NUMBER: _____

CITY: _____

DATE: _____

THIS WARRANTY DEED made this ____ day of _____, _____, by and between:

GRANTOR

(Enter name and address – if a business entity, indicate whether corporation, partnership, LLC, etc.)

GRANTEE

(Enter name and address – if a business entity, indicate whether corporation, partnership, LLC, etc.)

The designation Grantor and Grantee as used herein shall include the aforesaid parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as may be required by context.

KNOW ALL MEN BY THESE PRESENTS THAT the Grantors, for and in consideration of the sum of _____ DOLLARS (\$_____), the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the Grantees, as joint tenants, with the right of survivorship, and not as tenants in common, all of the Grantors' right, title and interest in and to the following lands and property, together with all improvements located on the property, situate in the County of _____, State of South Carolina:

[Give legal description of property]

Plat recorded in Plat Book _____ at Page _____

Derivation: This being the same property conveyed to Grantor by _____ Deed [insert type of transfer deed] dated _____ and recorded on _____ in the Office of the _____, County of _____, in Deed Book _____ at Page _____

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by the Grantor, if any, which are reserved by the Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD the same unto the Grantees and the Grantees' heirs and assigns forever, with all appurtenances thereunto belonging, as joint tenants, with right of survivorship, their heirs, personal representatives, executors and assigns forever; it being the intention of the parties hereto that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees) 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.

THIS IS A 5-PAGE DOCUMENT.