

NAME: Frank K. Bynum, Attorney  
2100 - 16th Avenue, South  
ADDRESS: Birmingham, AL 35205

Jacqueline D. McFarland  
1915 Chandalar Court  
Pelham, AL 35124

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FORTY THREE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$43,500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Marie K. Oesterling, an unmarried woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Jacqueline D. McFarland

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LEGAL DESCRIPTION IS ATTACHED HERETO AS  
EXHIBIT "A" AND MADE A PART HEREOF

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$41,300.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 25th day of October, 1984.

(Seal)

(Seal)

(Seal)

Marie K. Oesterling (Seal)  
Marie K. Oesterling

(Seal)

(Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marie K. Oesterling, an unmarried woman, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of October, A. D., 1984.

EXHIBIT "A"

Unit "D", Lot 4 of Chandalar South Townhouses as recorded in Map Book 6, Page 6, and also recorded in Map Book 7, Page 166, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the most Southerly corner of said Lot 4; thence run in a Northeasterly direction along the Southeast line of said Lot 4, a distance of 52.44 feet to a point; thence 90 degrees left in a Northwesterly direction a distance of 10.52 feet to the point of beginning, said point being further identified as being the point of intersection of the extension of a wood fence enclosing the backs of Units "A", "B", "C" and "D" and the extension of a wood fence common to the Southwest side of Unit "D"; thence continue in a Northwesterly direction along the centerline of said extension of wood fence, wood fence, Southwest wall and wood fence, a distance of 67.82 feet to a point of intersection with the centerline of a wood fence enclosing the fronts of Units "A", "B", "C" and "D"; thence right in a Northeasterly direction along the centerline of said fence a distance of 24.30 feet to a point of intersection with the centerline of a wood fence common to Units "C" and "D"; thence right in a Southeasterly direction along the centerline of a fence, party wall and fence common to Units "C" and "D" a distance of 67.82 feet to the intersection with the wood fence enclosing he backs of Units "A", "B", "C" and "D"; thence right in a Southwesterly direction along the centerline of said fence a distance of 3.50 feet to intersection with the Northeast wall of an attached storage compartment; thence left in a Southeasterly direction along said wall a distance of 4.20 feet to an intersection with the Southeast wall of said storage compartment; thence right in a Southwesterly direction along said wall a distance of 6.70 feet to an intersection with the Southwest wall of said storage compartment; thence right in a Northwesterly direction along said wall a distance of 4.20 feet to an intersection with the centerline of the wood fence enclosing the backs of Units "A", "B", "C" and "D"; thence left in a Southwesterly direction along said centerline and its extension, a distance of 13.60 to the point of beginning.

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STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1984 NOV -1 AM 11:18

*Thomas H. Henderson, Jr.*  
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>2.50</u>
Mineral Tax		
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>8.50</u>