

STATE OF ALABAMA

\*

SHELBY COUNTY

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*\$500.00*

**WARRANTY DEED--JOINT TENANCY WITH**  
**RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One and no/100 Dollars (\$1.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that **Malcolm U. McFarland and wife, Gloria H. McFarland**, hereinafter called "Party of the First Part," does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Malcolm U. McFarland and wife Gloria H. McFarland along with their daughters Malorie Draper and Judy Nuss**, hereinafter called "Parties of the Second Part" for and during their joint lives and upon the death of any of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 84, according to the Survey of Indian Highlands, Third Addition, as recorded in Map Book 6, Page 28, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama

SUBJECT TO: (1) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (2) Mineral and mining rights, if any.

TO HAVE AND TO HOLD to the said Parties of the Second Part in fee simple forever, for and during their joint lives and upon the death of any of them, then the survivor of them in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Party of the First Part, does individually and for the heirs, executors, and administrators of the Party of the First Part covenant with said Party of the Second Part and the heirs and assigns of the Party of the Second Part, that the Party of the First Part is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Party of the First Part has a good right to sell and convey the said premises; that the Party of the First Part and the heirs, executors, and administrators of the Party of the First Part shall warrant and defend the

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said premises to the Party of the Second Part and the heirs and assigns of the Parties of the Second Part forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Party of the First Part has executed this deed and affixed the seal of the Party of the First Part thereto on this the 2<sup>nd</sup> day of May, 1996, at Fort Payne, Alabama.

**PARTY OF THE FIRST PART**

Malcolm U. McFarland  
MALCOLM U. MCFARLAND

Gloria H. McFarland  
GLORIA H. MCFARLAND

STATE OF ALABAMA

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**ACKNOWLEDGMENT**

DEKALB COUNTY

I, Juanee L. Gilliland, a Notary Public for the State at Large, hereby certify that **MALCOLM U. HARRIS and GLORIA H. MCFARLAND** whose names are signed to the foregoing Warranty Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, they executed the same voluntarily on the day the same bears date.

2<sup>nd</sup> GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the day of May, 1996.

Juanee L. Gilliland  
NOTARY PUBLIC

My Commission Expires:

JUANEE L GILLILAND  
Notary Public, Alabama, State At Large  
My Commission Expires January 22, 2000

**THIS INSTRUMENT PREPARED BY:**

Terry G. Hutcheson  
Attorney at Law  
P.O. Box 637  
Fort Payne, AL 35967  
(205) 845-8884

**THIS INSTRUMENT WAS PREPARED BY A DESCRIPTION PROVIDED BY THE GRANTOR AND WITHOUT BENEFIT OF A TITLE SEARCH.**

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235 Kiowa St.  
Huntsville AL  
35115

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