

This form furnished by: **Cahaba Title, Inc.**

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This instrument was prepared by:

(Name) Holliman, Shockley & Kelly.
(Address) 2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to:

(Name) SYDNEY FAYE CREAMER
(Address) 1405 Timber Circle
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifteen Thousand and no/100 ~~-----~~ **DOLLARS**

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

EARL DEAN MCFARLAND and wife, HELEN J. MCFARLAND
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto
SYDNEY FAYE CREAMER

(herein referred to as grantee, whether one or more), the following described real estate, situated in

SHELBY

County, Alabama, to-wit:

Lot 3, according to the Amended Map of Timber Park, as recorded in Map Book 13 page 115 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1996 and subsequent years, (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

\$ 92,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

inst 1996-22057

07/09/1996-22057
PM CERTIFIED
01:39 PM
SHELBY COUNTY JUDGE OF PROBATE

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 25th day of June, 19 96.

(Seal)

(Seal)

(Seal)

Earl Dean McFarland (Seal)
EARL DEAN MCFARLAND

Helen J. McFarland (Seal)
HELEN J. MCFARLAND

STATE OF ALABAMA
SHELBY

County

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that EARL DEAN MCFARLAND and wife, HELEN J. MCFARLAND, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 25th day of June, 1996.

My Commission Expires:

Notary Public