

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

*Eastern Office* (203) 833-1371  
**FAX 833-1377**

*Riverchase Office* (203) 988-5600  
**FAX 988-5905**

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. \*

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fir

07/09/69 1996-250257  
07/09/69 PM CERTIFIED  
W. J. GRIFFIN  
M. J. GRIFFIN  
10:30:14 11/14/69

**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.

— (Scal)

Earl Dean McFarland (Seal)  
**EARL DEAN MCFARLAND**

\_\_\_\_\_ (Seal)

..... (Seal)

.(Seal)

*Helen J. McFarland*  
HELEN J. McFARLAND

**STATE OF ALABAMA**

**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**