

This instrument was prepared by
A, Vincent Brown, Jr.
510 North 18th Street
Bessemer, AL 35020

SEND TAX NOTICE TO:
Jason McFarland
2119 8th Avenue N
Bessemer, AL 35020

File #0407-28

Shelby County, AL 05/04/2007
State of Alabama

Deed Tax: \$250.00

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Fifty Thousand and 00/100 (\$250000) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Gary Schafer and Carole B. Schafer, as Trustees, in Trust, under the Schafer Living Trust, dated April 13, 2005** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Jason McFarland and Darlene McFarland, husband and wife** (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in **Shelby County, Alabama** to-wit:

Lot 1, according to the final Plat of Sunset Meadows, as recorded in Map Book 29, Page 106, in the Office of the Judge of Probate of Shelby County, Alabama.

*Not the homestead of the grantor.

SUBJECT TO:

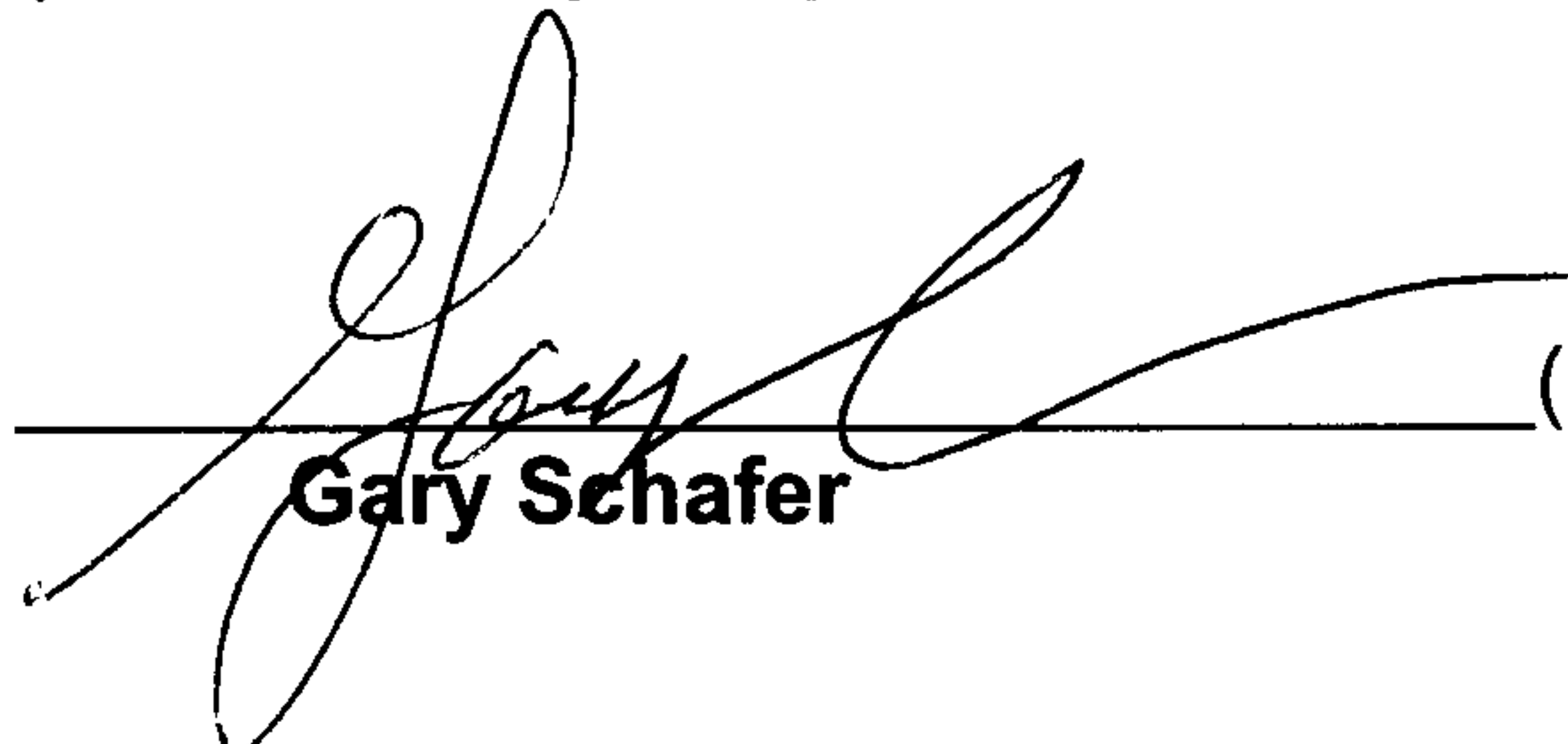
1. Taxes for the year beginning October 1, 2006, which constitutes a lien, but are not yet due and payable until December 31, 2007.
2. Subject to all easements, judgments, mortgages, tax liens or other encumbrances, which could effect the property and is not shown as of record or listed on the title commitment.

\$NA of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

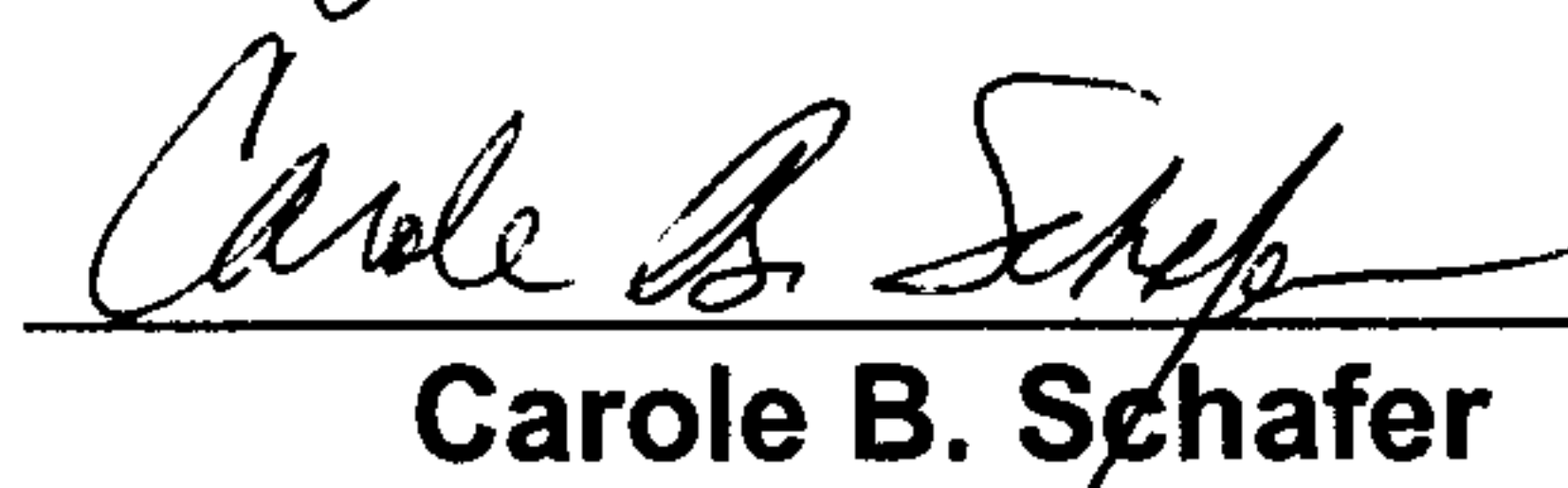
TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the 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.

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

IN WITNESS WHEREOF, I/(we), **Gary Schafer and Carole B. Schafer**, have hereunto set my (our) hand(s) and seal(s) this **26th** day of **April, 2007**.



Gary Schafer (SEAL)

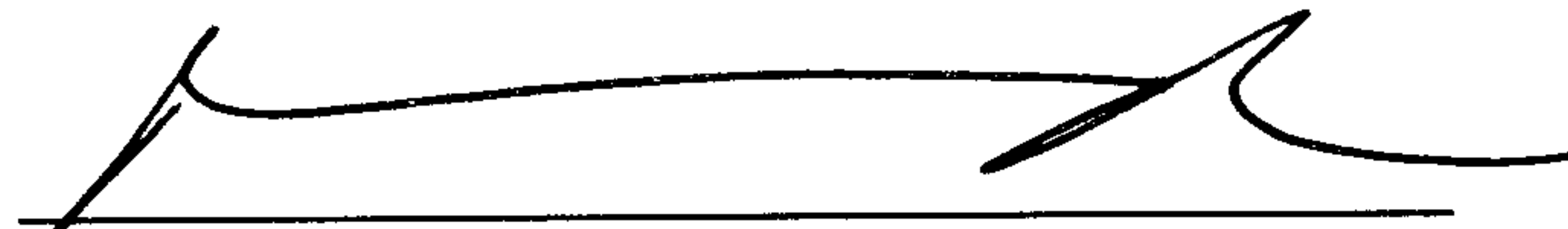


Carole B. Schafer (SEAL)

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Gary Schafer and Carole B. Schafer, as Trustees, in Trust, under the Schafer Living Trust, dated April 13, 2005** whose name(s) (is/are) signed to the foregoing conveyance, and who (is/are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, HE/SHE/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **26th** day of **April, 2007**.



Notary Public
My commission expires 11-29-2007

