

**INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION**

This instrument was prepared by

Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) **Dalana Louise McFerrin**

(Address) **2484 Highway 28**

Columbiana, AL 35051

MINIMUM VALUE: \$100,000.00

Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE (\$1.00) DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **JAMES CLIFFORD KILGORE and wife, GLENDA MARIE KILGORE** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **DALANA LOUISE MCFERRIN** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

All that part of the SW ¼ of NW ¼ of Section 32, Township 21, Range 1 East, lying East and North of Shelby County Road No. 28. Situated in Shelby County, Alabama.

SUBJECT TO:

- **Transmission line permit to Alabama Power Company dated 3//27/46 and recorded in Deed Book 126, page 32 in the Probate Office of Shelby County, Alabama.**
- **Right of way to Shelby County as recorded in Deed Book 191, page 415, in the Probate Office of Shelby County, Alabama.**
- **Property Taxes for 2010 and subsequent years.**
- **Rights, reservations and restrictions of record, including mineral and mining rights reserved to others.**

SOURCE OF TITLE: Deed Book 060, Page 846.

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

Shelby County, AL 06/01/2010

State of Alabama

Deed Tax : \$100.00



20100601000171320 1/2 \$114.00
Shelby Cnty Judge of Probate, AL
06/01/2010 10:55:57 AM FILED/CERT

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, 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.

1st IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this
day of June, 2010.

James Clifford Kilgore
JAMES CLIFFORD KILGORE

Glenda Marie Kilgore
GLENDA MARIE KILGORE

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **JAMES CLIFFORD KILGORE and GLENDA MARIE KILGORE**, whose name is signed to the foregoing conveyance, and who is known to me, and 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 1st day of June, 2010.

Debbie S. [Signature]
Notary Public
My commission expires: 9/6/2010


20100601000171320 2/2 \$114.00
Shelby Cnty Judge of Probate, AL
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