

SEND TAX NOTICE TO:

(Name) Savannah McFarland
2017 Highview Way
(Address) Calera, Al. 35040

This instrument was prepared by

(Name) Duell Hunt, LLC
2803 Greystone Commercial Blvd.
(Address) Birmingham, Al. 35242

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

(value - \$7370.00)

That in consideration of Five hundred and no/100 (\$500.00) DOLLARS
and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Savannah Kimbrel McFarland and her husband Bobby McFarland and Richard T. Ray, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Savannah McFarland and Bobby McFarland

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama

Lot 963, according to the Survey of Waterford Highlands, Sector 4, Phase 2, as recorded in Map Book 36, Page 15A and 15B, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

Grantor Richard T. Ray is married, however, the property herein is not the homestead of the Grantor or his spouse.

Savannah Kimbrel and Savannah Kimbrel McFarland & Savannah McFarland is one and the same person.

Shelby County, AL 01/14/2011
State of Alabama
Deed Tax: \$7.50

20110114000014870 1/1 \$19.50
Shelby Cnty Judge of Probate, AL
01/14/2011 01:48:38 PM FILED/CERT

TO HAVE AND TO HOLD unto 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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal(s), this 7

day of January, 2011

WITNESS

(Seal)
(Seal)
(Seal)

Savannah Kimbrel McFarland (Seal)
BOBBY MCFARLAND (Seal)
RICHARD T. RAY (Seal)

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Savannah Kimbrel McFarland & her husband Bobby McFarland & Richard T. Ray, whose names 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of January, 2011 A.D.

EXP. 5/13/13