

**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: Malcolm U. McFarland

(Address) 235 Kiowa Street

Montevallo, AL 35115

MINIMUM VALUE: \$67,100.00
(ONE-HALF INTEREST)

Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) 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,

MALCOLM U. MCFARLAND and wife, GLORIA H. MCFARLAND, whose address is 235 Kiowa Street, Montevallo, Alabama 35115


(herein referred to as Grantor, whether one or more) grant, bargain, sell and convey unto

MALORIE MCFARLAND DRAPER, whose address is 104 Pebble Road, Montevallo, Alabama 35115, and JUDY MCFARLAND NUSS, whose address is 38 Onyx Court, Pike Road, Alabama 36064

(herein referred to as Grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama, to-wit:**

THE ENTIRETY OF OUR COMBINED UNDIVIDED ONE-HALF INTEREST IN AND TO:
Lot 84, according to the Survey of Indian Highlands, Third Addition, as recorded in Map Book 6, Page 28, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

Shelby County, AL 10/05/2012
State of Alabama
Deed Tax: \$67.50


20121005000382390 1/3 \$85.50
Shelby Cnty Judge of Probate, AL
10/05/2012 11:30:06 AM FILED/CERT

SUBJECT TO:

- All existing easements, restrictions, setback lines, rights of way, limitations and other matters of record.

SOURCE OF TITLE: Instrument No. 1996-14443.

MALORIE MCFARLAND DRAPER IS ONE AND THE SAME PERSON AS "MALORIE DRAPER", WHO WAS A GRANTEE WITHIN THE ABOVE REFERENCED SOURCE OF TITLE, AND JUDY MCFARLAND NUSS IS ONE AND THE SAME PERSON AS "JUDY NUSS", WHO WAS A GRANTEE WITHIN THE ABOVE REFERENCED SOURCE OF TITLE.

GRANTORS HEREIN DO HEREBY RESERVE A LIFE ESTATE WITHIN THE ABOVE DESCRIBED REAL PROPERTY, FOR AND DURING THE LIVES OF EACH OF THEM.

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

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.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 3rd day of October, 2012.

Malcolm U. McFarland
MALCOLM U. MCFARLAND


Gloria H. McFarland
GLORIA H. MCFARLAND

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **MALCOLM U. MCFARLAND** and **GLORIA H. MCFARLAND**, 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 executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of October, 2012.

Notary Public
My commission expires: 08/13/13


20121005000382390 2/3 \$85.50
Shelby Cnty Judge of Probate, AL
10/05/2012 11:30:06 AM FILED/CERT

Real Estate Sales Validation Form

Form RT-1

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Malcolm U. McFarland
Mailing Address Gloria H. McFarland
235 Kiowa Street
Montevallo, AL 35115

Grantee's Name Malorie McFarland Draper
Mailing Address Judy McFarland Nuss
104 Pebble Road
Montevallo, AL 35115

Property Address 235 Kiowa Street
Montevallo, AL 35115

Date of Sale _____
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessor's Market Value \$ 67,100.00 (1/2)

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

_____Bill of Sale _____Appraisal
_____Sales Contract _____X Other Tax Records
_____Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value- if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 10/03/12

Print Malcolm U. McFarland

_____Unattested Michael A. Spears Sign Malcolm U. McFarland
(verified by) (Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA)
COUNT OF SHELBY)

Sworn to and subscribed before me this the 3rd day of October, 20 12.

Notary Public
My commission expires: 08/13/13