## INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

This instrument was prepared by

Mitchell A. Spears, Attorney at Law

P.O. Box 119

205/665-5102

Montevallo, AL 35115-0091

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.

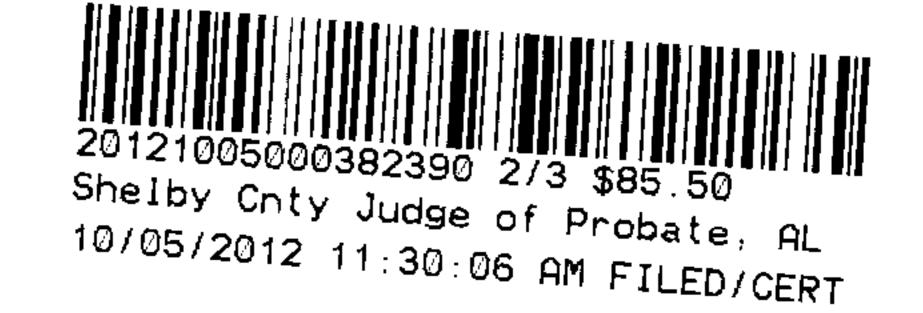
IN WITNESS WHE day of	EREOF, I (we) have , 2012.	hereunto set my (our) hand(s) and seal(s), this 3/4
		Makedm U. M. Florasc MALCOLM U. MCFARLAND SLORIA H. MCFARLAND
STATE OF ALABAMA COUNTY OF SHELBY	)	

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 36 day of October, 2012.

Notary Public

My commission expires: \_\_\_\_\_\_\_\_



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

Grantor's Name Mailing Address		et		Address <u>J</u> <u>1</u>	udy McF 04 Pebb	cFarland Darland Nusselland Nusse	3	
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	- required.	<del></del>						*- Tali. isaa*
			Instruction	าร				
Grantor's name and mailing address.	d mailing address	s – provide the name of	the person o	r persons co	onveying i	nterest to pro	perty and t	heir current
Grantee's name an	d mailing addres	s – provide the name of	f the person o	or persons to	whom in	terest to prop	erty is bein	g conveyed.
Property address –	the physical add	lress of the property bei	ng conveyed	, if available	•	2012100500	0382390 3/3	3 \$85 50
Date of Sale – the	date on which int	erest to the property wa	s conveyed.			Shelby Cnt	y Judge of	Probate, AL AM FILED/CERT
Total purchase pricoffered for record.	e – the total amo	ount paid for the purchas	se of the prop	erty, both re	eal and pe			
		eing sold, the true value denced by an appraisal		•	•	•	-	•
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Date <u>10/03</u>	12		Print	Malcolm U	. McFarla	and		
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STATE OF ALAB COUNT OFSHEL		)						
Sworn to	and subscribed	before me this the _	310/ day	of	Hobe	<u>/</u>	<u> </u>	
			Notary F My com	Public mission exp	pires:	28/3/	13	