

20180323000096510

This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

03/23/2018 12:45:46 PM
DEEDS 1/1

Send Tax Notice To:
William McFarland
6392 Black Creek Loop S
Birmingham, AL 35244
(Also the property address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of Two Hundred Ninety Nine Thousand Seven Hundred Seventy Five and 00/100---(\$299,775.00) Dollars, As evidenced by closing statement.

To the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, I

Judy L. Mahaffey, as Trustee of the Houston E. Mahaffey 2004 Revocable Trust
(whose address is 5724 Chestnut Trace, Hoover AL 35244)

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

William McFarland and Amy McFarland

(whose address is the property address)

(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 324, according to the Survey of Creekside, Phase 2- Part C, as recorded in Map Book 42, Page 121, in the Probate Office of Shelby County, Alabama.

Subject to: all easements, taxes, restrictions, liens, rights of way of record.

\$ 284,786.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

*Note: The Houston E. Mahaffey 2004 Revocable Trust and the Houston E. Mahaffey Irrevocable Trust dated September 18, 2003 is one and the same.

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.

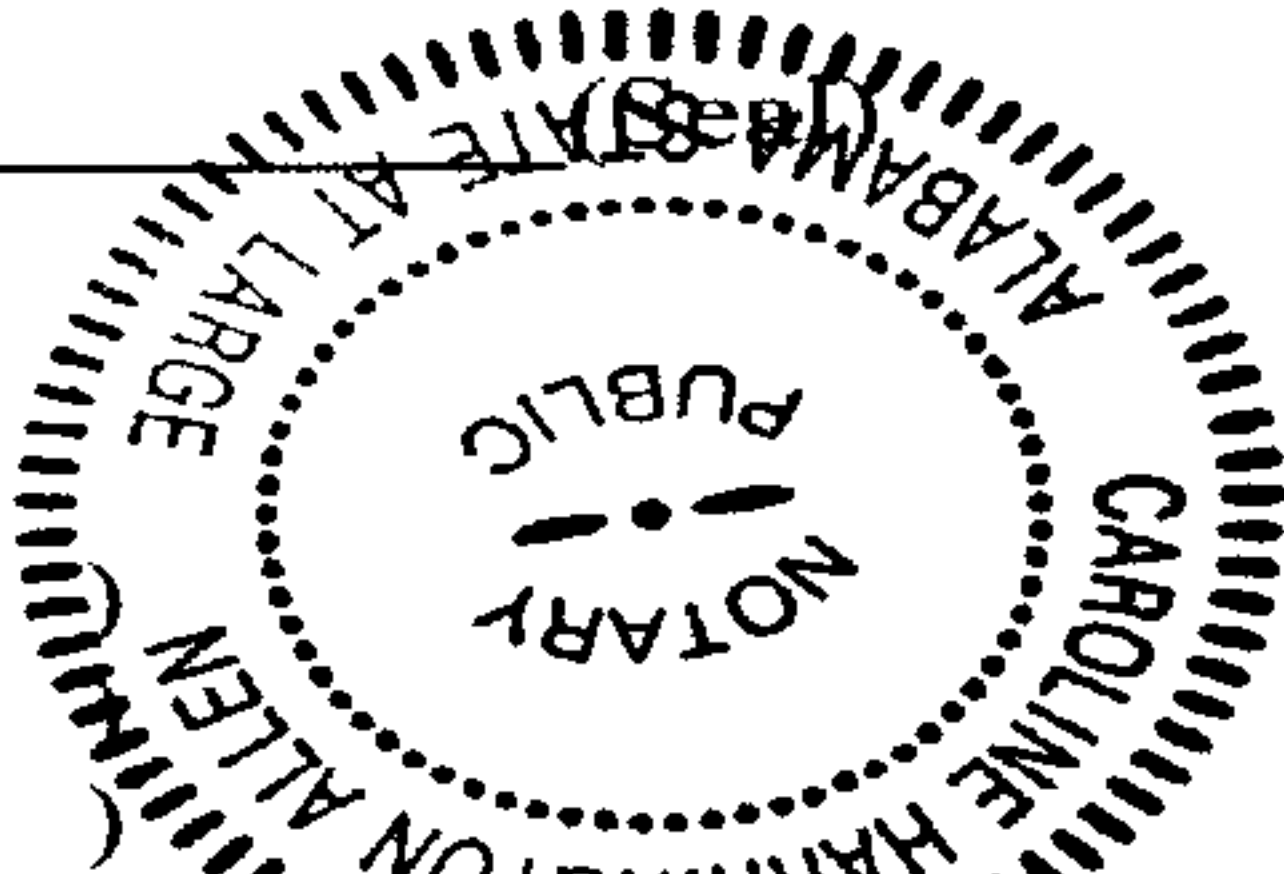
IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this 23rd day of March, 2018.

Judy L. Mahaffey as Trustee of Houston E. Mahaffey 2004 Revocable Trust (Seal)

Judy L. Mahaffey, as Trustee of the
Houston E. Mahaffey 2004 Revocable Trust

STATE OF Alabama

Jefferson COUNTY



Representative Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Judy L. Mahaffey whose name as Trustee for/of The Houston E. Mahaffey 2004 Revocable Trust, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, in his/her capacity as such Trustee executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of March, A.D., 2018.

Caroline Harrington Allen
Notary Public: Caroline Harrington Allen

My Commission Expires: 9/22/21



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/23/2018 12:45:46 PM
\$30.00 CHERRY
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Judy L. Mahaffey