

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
GEORGE R. TUBBS
SUSAN M. TUBBS
3000 Hampton Circle
Birmingham, AL 35242

STATE OF ALABAMA}
COUNTY OF SHELBY}

Warranty Deed/ITWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THREE HUNDRED FIVE THOUSAND DOLLARS AND NO/100's (\$305,000.00)** to the undersigned grantor or grantors in hand paid by the **GRANTEES** herein, the receipt of whereof is acknowledged, I/we **MICHAEL A. FERGUSON** and wife, **LESLIE J. FERGUSON**, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto **GEORGE R. TUBBS** and **SUSAN M. TUBBS** (herein referred to as **GRANTEES**) as joint tenants, with right of survivorship, the following described real estate, situated in **SHELBY** County, Alabama:

Lot 1038A, according tot a Resurvey of Lot 1038, Brook Highland, 10th Sector, 2nd Phase, as recorded in Map Book 20 Page 24, in the Probate Office of Shelby County, Alabama. *AK 103*

Subject to:
Ad valorem taxes for 1996 and subsequent years not yet due and payable until October 1, 1996. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$207,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the *SIXTH* ~~8th~~ day of August, 1996.

[Signature]
MICHAEL A. FERGUSON

[Signature]
LESLIE J. FERGUSON

Inst # 1996-26379

08/14/1996-26379
12:29 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 109.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

STATE OF _____

SEE
COUNTY) ATTACHED NOTARY CERTIFICATE

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that MICHAEL A. FERGUSON, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of August, 1996.

Notary Public

My Commission Expires:

AFFIX SEAL

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that LESLIE J. FERGUSON, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of August, 1996.

Notary Public

My Commission Expires:

5-29-99

Inst # 1996-26379

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 9183

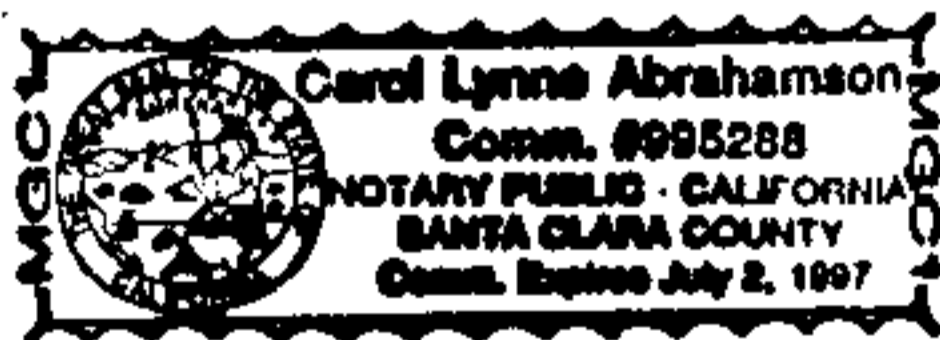
State of California

County of Santa Clara

On August 6, 1996 before me, Carol Lynne Abrahamson, Notary Public

personally appeared Michael A. Ferguson

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Carol Lynne Abrahamson
SIGNATURE OF NOTARY

OPTIONAL SECTION
CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- INDIVIDUAL
- CORPORATE OFFICER(S)
TITLE(S) _____
- PARTNER(S) LIMITED GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

OPTIONAL SECTION
TITLE OR TYPE OF DOCUMENT Warranty Deed
NUMBER OF PAGES 2 DATE OF DOCUMENT 8-6-96
SIGNER(S) OTHER THAN NAMED ABOVE _____

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