

Send tax notice to:
HAROLD E. FERGUSON
1100 WEYBRIDGE ROAD
PELHAM, AL 35124

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2017255

20170517000171150
05/17/2017 12:01:28 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety Thousand and 00/100 Dollars (\$190,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, SUZANNE ROGERS, a single individual **whose mailing address** is: 2728 Anna Steele Lane, Vestavia, AL 35216 (hereinafter referred to as "Grantors") by HAROLD E. FERGUSON **whose property address** is: 1100 Weybridge Road, Pelham, AL, 35124 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 601, ACCORDING TO THE SURVEY OF FINAL PLAT OF WEYBRIDGE AT BALLENTRAE, PHASE 1, AS RECORDED IN MAP BOOK 32, PAGE 123 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Ballantrae, Phase 1 recorded in Map Book 32, Page 123, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Easement for public access and utilities as recorded in Instrument #1995-6002 and Instrument #1999-47153.
5. Articles of Incorporation of Ballantrae Residential Association, Inc., as recorded in Instrument #20031003000667760.
6. Reciprocal easement agreement as recorded in Instrument #20050502000209920.
7. Agreement as recorded in Instrument #2001-49511 and Instrument #2001-44895.
8. Easement granted to Alabama Power Company as recorded in Instrument #20040312000127200.
9. Storm water run off agreement as recorded in Instrument #20040304000111050.
10. Covenants, conditions, and restrictions and release of damages recorded in Instrument #20040304000111050.
11. Declaration of Protective Covenants recorded in Instrument #20040213000076410.

\$152,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

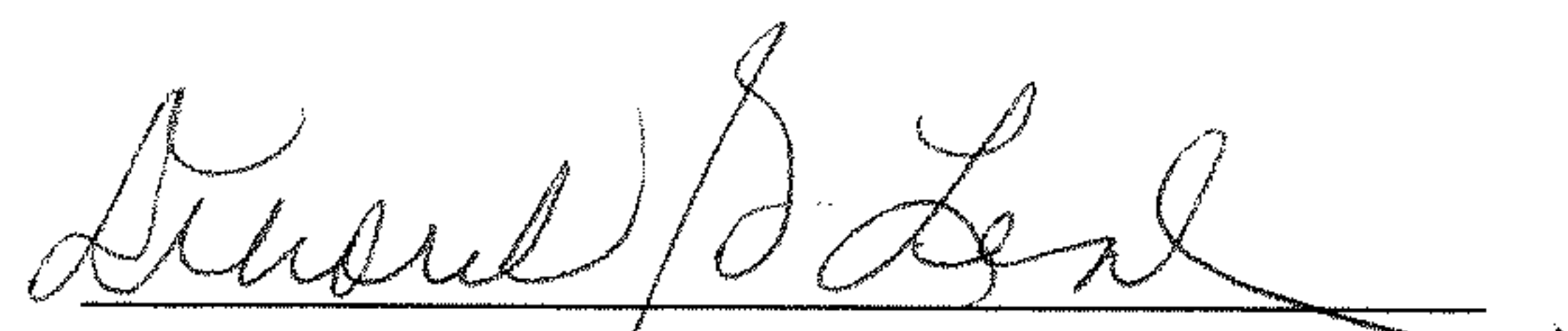
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 15th day of May, 2017.

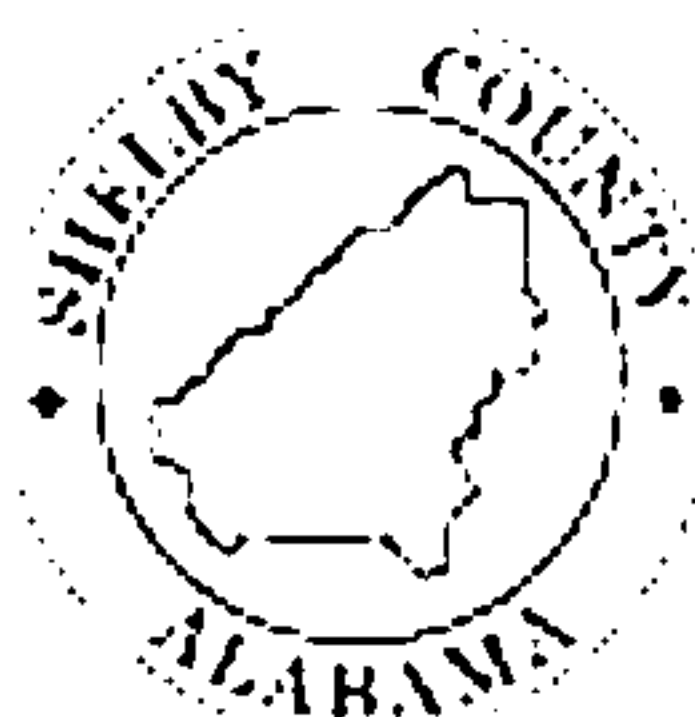

SUZANNE ROGERS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SUZANNE ROGERS whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of May, 2017.


Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/17/2017 12:01:28 PM
\$56.00 CHERRY
20170517000171150

