

Send tax notice to:
CLIFTON R FERGUSON
624 NARROWS POINT WAY
BIRMINGHAM , AL, 35242

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

2019214T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-One Thousand and 00/100 Dollars (\$191,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **MARY E SWANN F/K/A MARY E LEDBETTER, A SINGLE INDIVIDUAL** whose mailing address is: 234 Cahaba Oaks Trail, Indian Springs AL 35124 (hereinafter referred to as "Grantors") by **CLIFTON R FERGUSON and PATRICIA FERGUSON and PAUL RAY FERGUSON** whose property address is: **624 NARROWS POINT WAY, BIRMINGHAM , AL, 35242** 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7, according to the map and survey of the Final Record Plat of Narrows Point, as recorded in Map Book 26, page 81 A & B in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Inst. #2000-9755 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

SUBJECT TO:

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Restrictions, public utility easements and building setback lines, as shown on the recorded map and survey of Final Record Plat of Narrows Point, as recorded in Map Book 26 Page 81 A & B, in the Probate Office 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. Covenants, Conditions and Restrictions as recorded in Instrument #2000-9755.
5. Right of way in favor of Shelby County recorded in Book 95, page 515 and Book 95, page 535.
6. Right of way in favor of South Central Bell recorded in Book 324, page 840 and Book 321, page 610.

7. Right of way in favor of the State of Alabama recorded in Book 2966, page 441.
8. Transmission line permits in favor of Alabama Power Company recorded in Book 103, page 154; Book 123, page 420 and Book 102, page 181.

\$90,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Mary E. Swann and Mary E. Ledbetter are one and the same person

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.

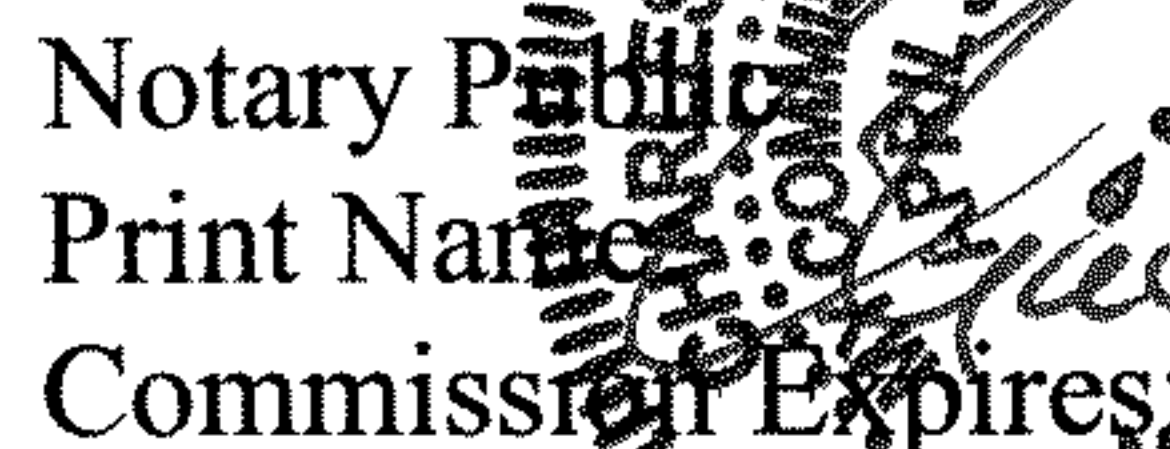
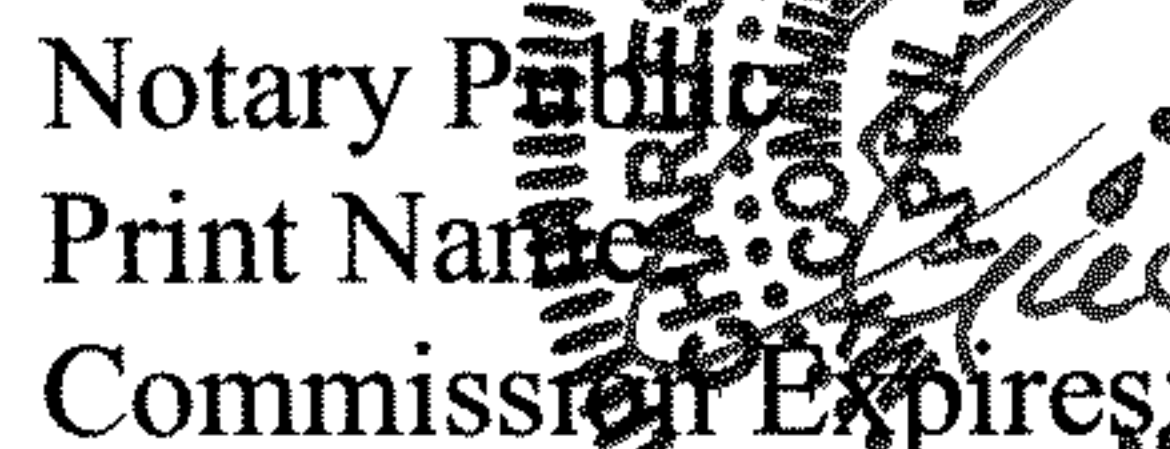
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 26th day of April, 2019.

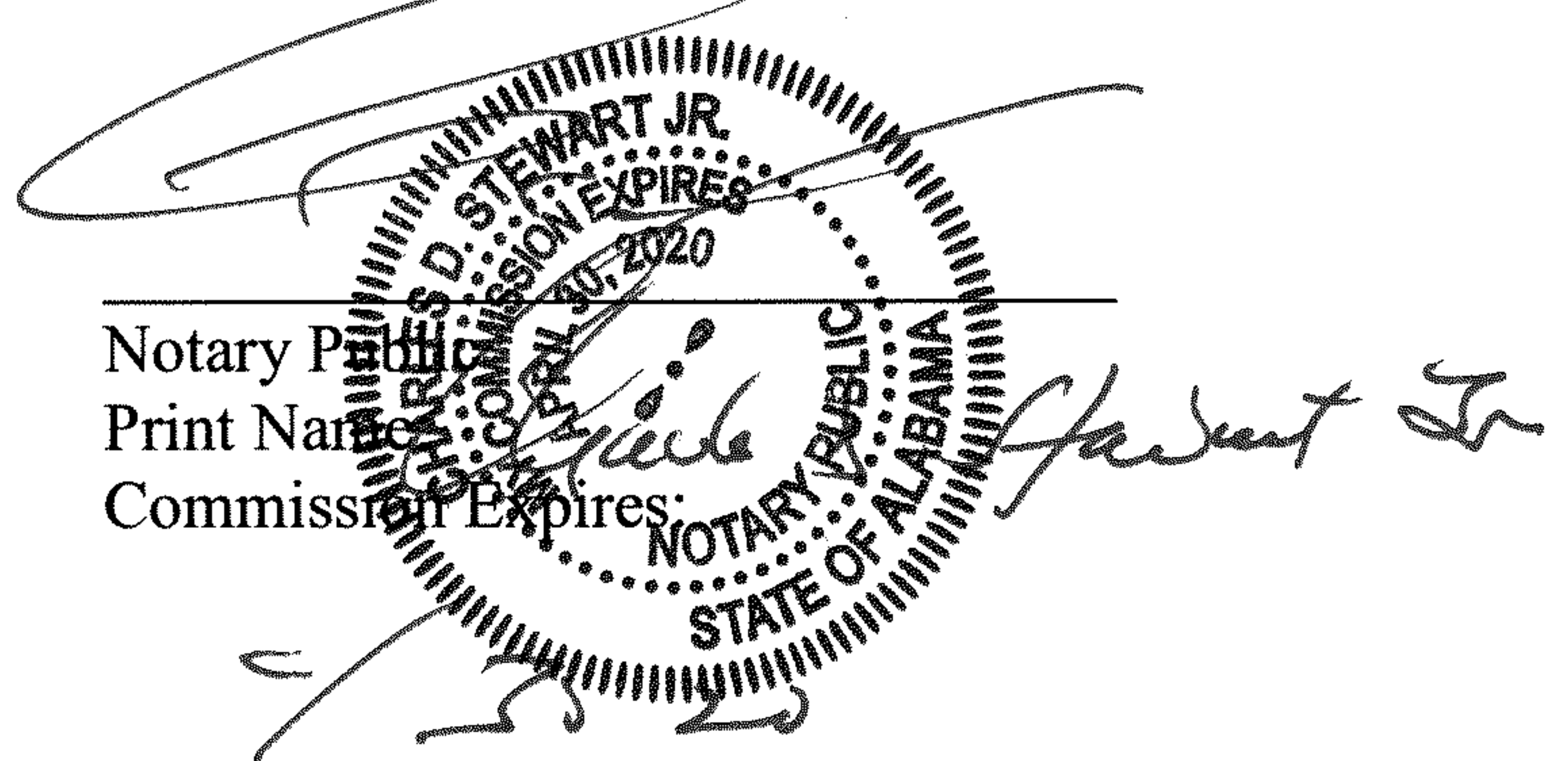

MARY E SWANN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARY E SWANN 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 26th day of April, 2019.

Notary Public
Print Name: 
Commission Expires: 



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/30/2019 02:07:28 PM
\$120.00 JESSICA
20190430000142660

