

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Vivian H. Henderson
151 Warwick Cir.
Alabaster, AL 35007

20190503000149900
05/03/2019 03:53:58 PM
DEEDS 1/3

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Sixty-Five Thousand Nine Hundred And No/100 Dollars (\$165,900.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Clifton R. Ferguson, an unmarried man, Patricia A. Ferguson, an unmarried woman, and Paul Ray Ferguson, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Vivian H. Henderson (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 172-B, A Resurvey of Lots 172-A and 173-A, being a Resurvey of Lots 171-178, Phase 1, Weatherly Warwick Village-Sector 17, as recorded in Map Book 21, Page 108, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$135,900.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 26th day of April, 2019.

Clifton R. Ferguson
Clifton R. Ferguson

Patricia A. Ferguson by Clifton R. Ferguson as Attorney in Fact
Patricia A. Ferguson by Clifton R. Ferguson, as Attorney in Fact

Paul Ray Ferguson by Clifton R. Ferguson as Attorney in Fact
Paul Ray Ferguson by Clifton R. Ferguson, as Attorney in Fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

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

Given under my hand and official seal on this 26th day of April, 2019.

Courtney Snow Carter
Notary Public
My commission expires:

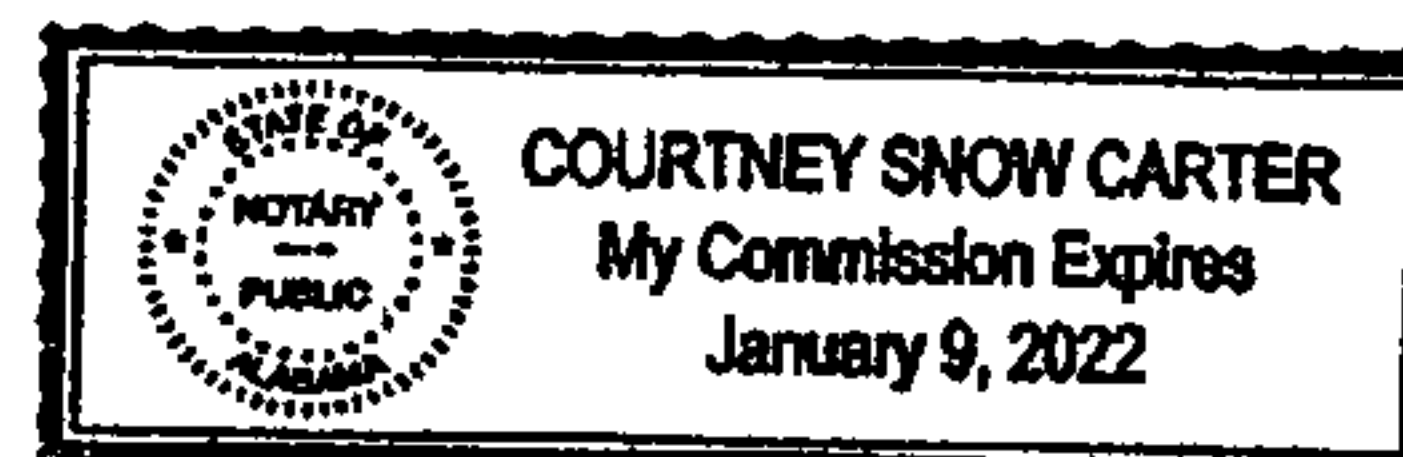


STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clifton R. Ferguson whose name as Attorney in Fact for Patricia A. Ferguson and Paul Ray Ferguson 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 executed the same voluntarily and in his/her capacity as Attorney in Fact on the day the same bears date.

Given under my hand and official seal on 26th day of April, 2019.

Courtney Snow Carter
Notary Public
My commission expires:



Real Estate Sales Validation Form

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

Grantor's Name	Clifton R. Ferguson and Patricia A. Ferguson and Paul Ray Ferguson	Grantee's Name	Vivian H. Henderson
Mailing Address	151 Warwick Cir. Alabaster, AL 35007	Mailing Address	<u>151 Warwick Circle</u> <u>Alabaster, AL 35007</u>
Property Address	151 Warwick Cir. Alabaster, AL 35007	Date of Sale	April 26, 2019
		Total Purchase Price	\$165,900.00
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other: _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - Clifton R. Ferguson and Patricia A. Ferguson and Paul Ray Ferguson, 151 Warwick Cir., Alabaster, AL 35007.

Grantee's name and mailing address - Vivian H. Henderson, . .

Property address - 151 Warwick Cir., Alabaster, AL 35007

Date of Sale - April 26, 2019.

Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 & 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 & 40-22-1 (h).

Date: April 26, 2019

Sign Courtney Carter
Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/03/2019 03:53:58 PM
\$51.00 KIMBERLY
20190503000149900

Alvin S. Beyle