

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of LOVE AND AFFECTION AND THE SUM OF ONE AND NO/100 DOLLARS

to the undersigned grantor JOHN E. FERGUSON, SR., a widower

in hand paid by W. J. FERGUSON AND WIFE FREDDIE FERGUSON

the receipt whereof is acknowledged I the said John E. Ferguson, Sr.

do grant, bargain, sell and convey unto the said W. J. Ferguson and wife Freddie Ferguson

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

A parcel of land situated in the Northeast Quarter of the Southeast Quarter of Section 5, Township 20, Range 1 West, more particularly described as follows: Beginning at a point where the west boundary of said Northeast Quarter of said Southeast Quarter intersects the northern boundary of the CHELSEA-SIMMSVILLE PUBLIC ROAD, which said point is marked by an iron stob; thence run northerly along the west boundary of said quarter-quarter section a distance of 175 yards to an iron stob; thence easterly and parallel with the south boundary of said quarter-quarter section a distance of 130 yards to an iron stob; thence southerly and parallel with said west boundary of said quarter-quarter section a distance of 175 yards, more or less, to the northern boundary of said Chelsea-Simmsville Public Road; thence westerly along the northern boundary of said Chelsea-Simmsville Public to point of beginning. Each of the above corners being marked by an iron stob.

TO HAVE AND TO HOLD Unto the said W. J. Ferguson and wife Freddie Ferguson

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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that I have a good right to sell and convey the same as aforesaid; that I will, and 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 have hereunto set my hand and seal,

this 28th day of April, 1953.

WITNESSES:

John E. Ferguson Sr. (Seal.)

State of ALABAMA

SHELBY

COUNTY

I, Wales W. Wallace, Jr., a Notary Public in and for said County, in said State, hereby certify that JOHN E. FERGUSON, SR. 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of April 1953

Wales W. Wallace, Jr. Notary Public
My Commission Expires November 5, 1955

Filed in the office of the Probate Judge on the 28 day of Apr 1953 at 11 o'clock P.M.
and recorded in Book 160 Page 25 this 24 day of Apr 1953.
Deed Tax 50 Mortgage Tax has been paid.

L.C. Walker, Judge of Probate

to be the wife of the within named separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the day of 19