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THIS INSTRUMENT PREPARED BY:

James J. Odom, Jr.

620 North 22nd Street

Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Eighty-five Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

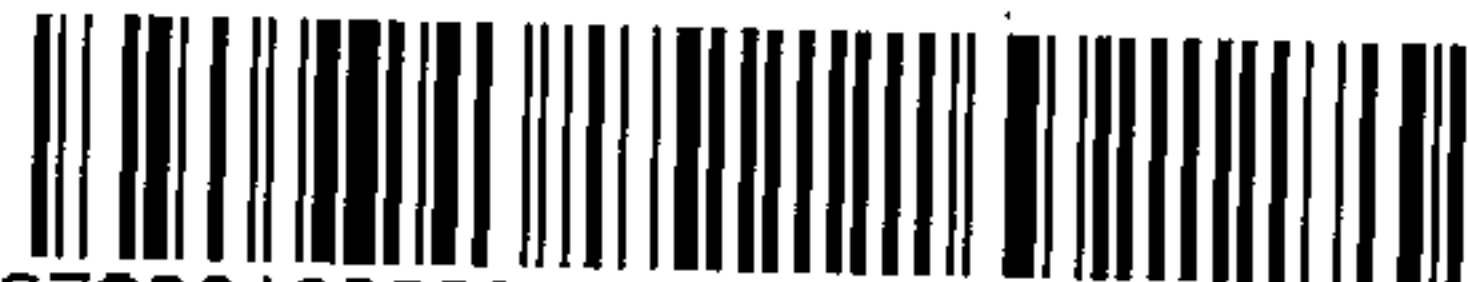
William R. Pool and wife, Ethel F. Pool,

(herein referred to as grantors) do grant, bargain, sell and convey unto

Bruce H. Ferguson and Janet K. Ferguson,

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 20 South, Range 3 West, more particularly described as follows: Commence at the Southwest corner of the NW $\frac{1}{4}$ of the NE of Section 2, Township 20 South, Range 3 West; thence run easterly along the south boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 216.21 feet to the Point of Beginning; thence continue easterly along said south boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 333.26 feet; thence turn an angle of 57 degrees 48 minutes to the left, and run northeasterly a distance of 281.20 feet; thence turn an angle of 112 degrees 51 minutes to the left and run northwesterly a distance of 274.13 feet; thence turn an angle of 62 degrees 23 minutes 45 seconds to the left, and run southwesterly 353.63 feet to the Point of Beginning.



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Shelby Cnty Judge of Probate, AL
06/16/1978 12:00:00AM FILED/CERT

SUBJECT TO: 1) Current taxes; 2) Right of way to Alabama Power Company, recorded in Volume 244, page 674, in the Probate Office of Shelby County, Alabama; 3) the right of the public and others in and to that part of a circular driveway in the NE corner as shown by the survey of Richard A. Watkins, dated June 8, 1978. \$45,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And K(we) do, for ~~MYSELF~~ (ourselves) and for ~~MY~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~K~~(we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that ~~K~~(we) have a good right to sell and convey the same as aforesaid; that K(we) will and ~~MY~~ (our) 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, we have hereunto set OUR hand and sealS, this 15th day of June, 1978.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

William R. Pool

William R. Pool

Ethel F. Pool

Ethel F. Pool

State of ALABAMA

JEFFERSON

COUNTY

JUN 16 AM 8:51

General Acknowledgement

JUDGE OF PROBATE

I, the undersigned hereby certify that William R. Pool and wife, Ethel F. Pool, whose names are signed to the foregoing conveyance, and who me on this day, that, being informed of the contents of the conveyance on the day the same bears date.

Given under my hand and official seal this 15th day of

June,

, a Notary Public in and for said County, in said State,

known to me, acknowledged before me and executed the same voluntarily

A.D. 1978.