FACE 452

This instrum prepared by

(Address) Suite 207, Barbizon Building, 3100 Lorna Road, Birmingham, AL 35216

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS.

Twelve Thousand One Hundred Thirty and No/100 (\$12,130.00)---- DOLLARS That in consideration of

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

Myron W. Anderson and wife, Brenda Anderson (herein referred to as grantors) do grant, bargain, sell and convey unto

Richard H. Ferguson and wife, Nancy S. Ferguson

therein 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 Shelby County, Alabama to-wit:

Lot 17 in Block 3 according to Mission Hills, Second Sector, as recorded in Map Book 6, Page 114 in the Probate Office of Shelby County, Alabama.

Utility Easements across the North and West side of said lot as shown on recorded Map of said subdivision.

Transmission line permits to Alabama Power Company recorded in Deed Book 101, page 76 and in Deed Book 121 page 188 in Probate Office.

Grantees hereby assume and agree to pay that certain Mortgage given by Myron W. Anderson and wife, Brenda G. Anderson to City Federal Savings and Loan Association dated August 15, 1978, recorded in Mortgage Book 381, Page 757, in the Probate Office of Shelby County, Alabama.

> 19790703000082990 1/1 \$.00 Shelby Cnty Judge of Probate, AL 07/03/1979 12:00:00AM FILED/CERT

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES. their heirs and assigns, that I am (we are lawfully seized in fee simple of said premises; that they are free from all encumbrances. unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (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 day of June. 19.79...

have hereunto set our hand(s) and seal(s), this 28th

WITNESS:

STATE OF ALABAMA

JEFFERSON

General Acknowledgment

the undersigned , a Notary Public in and for said County, in said State. hereby certify that Myron W. Anderson and wife, Brenda Anderson

whose name's are signed to the foregoing conveyance, and who are known to me, acknowledged before me

on this day, that, being informed of the contents of the conveyance

have executed the same voluntarily

on the day the same bears date. Given under my hand and official scal this 28th

June

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