This instrument was prepared by

(Name) Bruce L. Gordon, Attorney at Law 787

(Address) 2820 Columbiana Road, Suite 200, Birmingham, Alabama 35216

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF JEFFERSON } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-Five Thousand and No/100 ($85,000.00)

to the undersigned grantor, LEO JAMES BUILDERS, INC. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

FORREST S. FERGUSON and wife, SARAH B. 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,

Lot 65, according to Survey of MEADOW BROOK, Second Sector, First Phase, as recorded in Map Book 7, page 65, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to easements, restrictions and rights-of-way of record.

($45,000.00) of the purchase price recited above was paid from the proceeds of a mortgage loan, closed simultaneously herewith.

BOOK 320 PAGE 718

19790719000091470 1/1 $.00
Shelby Cnty Judge of Probate,AL
07/19/1979 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

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 said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Leo James who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of July 19 79.

ATTEST:

Secretary

LEO JAMES BUILDERS, INC.

By Leo James
Leo James President

Rec 1.50
Index 1.00
Deed 40.00
42.50

Acc Mtg 394-43

STATE OF ALABAMA
COUNTY OF JEFFERSON }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Leo James whose name as President of LEO JAMES BUILDERS, INC. a corporation, is signed to the foregoing conveyance, and who is known to me, ackuowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 13th day of July 19 79.

Notary Public

My Commission Expires Dec. 11, 1979

Return to:
Birmingham Federal Savings & Loan Association
511 South 20th Street, Birmingham, Ala. 35233