

This instrument was prepared by

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Form TICOR 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA
JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIX THOUSAND FIVE HUNDRED AND NO/100 DOLLARS

and the assumption of the mortgage described below
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

JEFF SHAW and wife MELANIE SHAW

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

RICHARD E. FERGUSON and NANCY S. FERGUSON

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to-wit:

Lot 3, according to the survey of Shannon Glen, as recorded in Map
Book 7, page 94, in the Office of the Judge of Probate of Shelby
County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1985, which constitute a lien, but are not due and payable until October 1, 1985.
2. Building setback line of 40 feet reserved from Shamrock Drive and Rye Circle as shown by plat.
3. Public utility easements as shown by recorded plat, including 7.5 foot easement on the Southerly and Westerly.
4. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 27 page 996 in Probate Office.
5. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 316 page 343 in Probate Office.

As part of the consideration for this conveyance, the Grantees agree to assume that certain mortgage from Ronald M. Wahula and wife, Carol Ann Wahula to Engel Mortgage Company, Inc. dated September 9, 1981 and recorded in Mortgage Book 415 page 420.

TO HAVE AND TO HOLD Unto the said GRANTEES 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 have hereunto set our hand(s) and seal(s), this 17th

day of October, 1984

WITNESS: I CERTIFY THIS
INSTRUMENT WAS FILED

1984 OCT 19 AM 9:14

Shannon O. Shumaker, Jr.
JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

JEFF SHAW

MELANIE SHAW

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

I, Gene W. Gray, Jr.

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

hereby certify that Jeff Shaw and Melanie Shaw

whose names 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th

day of

October

A.D. 19

84

Notary Public.