

This instrument was prepared by

A. Brand Walton
1600 Bank for Savings Building
Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifteen Thousand Seven Hundred Sixty-two and 74/100 Dollars (\$15,762.74) to the undersigned grantor (whether one or more) in hand paid by the grantee herein, the receipt whereof, is acknowledged, we Milton A. Ferguson and his wife, Shirley R. Ferguson, 2730 Indian Forest Trail, Helena, Alabama 35080 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto John P.K. Featheringill and his wife, Deni P. Featheringill 4458 Briarglen Drive, Birmingham, Alabama 35243 (herein referred to as grantee, whether one or more) the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of the E 1/2 of NW 1/4 of Section 14, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the most Northerly corner of Lot 7, Mountain Ridge Estates 1st Sector, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 7, Page 100, run in a Southerly direction along the East line of said Lot 7, for a distance of 72.96 feet; thence turn an angle to the left of 71 degrees 40 minutes 41 seconds and run in a Southeasterly direction for a distance of 16.32 feet; thence turn an angle to the right of 45 degrees 54 minutes 32 seconds and run in a Southeasterly direction for a distance of 375.12 feet; thence turn an angle to the left of 64 degrees 14 minutes 08 seconds and run in an Easterly direction for a distance of 62.55 feet; thence turn an angle to the right of 90 degrees and run in a Southerly direction for a distance of 180.00 feet; thence turn an angle to the left of 90 degrees and run in an Easterly direction for a distance of 250.00 feet; thence turn an angle to the left of 90 degrees and run in a Northerly direction for a distance of 200.00 feet; thence turn an angle to the left of 90 degrees and run in a Westerly direction for a distance of 300.00 feet; thence turn an angle to the right of 64 degrees 14 minutes 08 seconds and run in a Northwesterly direction for a distance of 439.62 feet, more or less, to the point of beginning.

SUBJECT TO: (1) Right of Way granted to Alabama Power Company by instrument(s) recorded in Volume 326, Page 126; Volume 316, Page 465; Volume 134, Page 514; Volume 139, Page 128, Volume 139, Page 140; Volume 139, Page 598, and Volume 220, Page 69; Probate Office of Shelby County, Alabama; (2) Right of Way to Shelby County as recorded in Volume 216, Page 155, Probate Office of Shelby County, Alabama; and (3) Taxes for the year 1985, a lien but not yet due and payable.

\$15,755.00 of the purchase price was paid by grantors' delivery of a promissory note to the grantees, which note is secured by a purchase money mortgage executed by grantors simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

✓ Land Title

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this 9th day July, 1985.

Milton A. Ferguson (Seal)
Milton A. Ferguson
Shirley R. Ferguson (Seal)
Shirley R. Ferguson

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, A. Brand Walton, a Notary Public in and for said County, in said State, hereby certify that Milton A. Ferguson and his wife, Shirley R. Ferguson, 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 9th day of July, A.D. 1985.

A. Brand Walton
Notary Public

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STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 JUL 15 AM 11:19

Thomas H. [Signature]
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		.50
Mineral Tax		
Recording Fee		5.00
Index Fee		1.00
TOTAL	\$	6.50