

This instrument was prepared by

(Name)

LARRY L. HALCOMB

(Address)

ATTORNEY AT LAW

9512 OLD MONTGOMERY HIGHWAY

WARRANTY DEMOMWOOD, ALABAMA 35200

Send Tax Notice To

Curtis L. German

1993 Mtn. Laurel Lane

Birmingham, AL 35244

address

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty five thousand nine hundred twenty three & 11/100 (25,923.11) & the assumption of the mortgage recorded in Mortgage Book 409 page 37, Probate Office of Shelby County, Alabama.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

William Paul Ferguson, Jr. & wife, Janice S. Ferguson

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Curtis L. German & Doris L. Williams

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 13-A, according to a Resurvey of Lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 and recreational area of Davenport's Addition to Riverchase West-Section 2, as recorded in Map Book 8, Page 40, in the Office of the Judge of Probate of Shelby County, Alabama.

Minerals and mining rights, including release of damages, excepted.

Subject to taxes for 1988.

Subject to restrictions, easements, building lines, rights-of-way to Alabama Power Company and party wall agreement of record.

By acceptance of this deed, grantees agree to assume the debt secured by the above mortgage.

1. Deed Tax \$ 26.00

2. Mig. Tax

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 29.50

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hands(s) and seal(s), this 14th day of June, 1988.

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)

88 JUN 15 AM 10:06 (Seal)

Judge of Probate (Seal)

William Paul Ferguson, Jr. (Seal)
William Paul Ferguson, Jr.
Janice S. Ferguson (Seal)
Janice S. Ferguson (Seal)

STATE OF TENNESSEE
COUNTY

General Acknowledgment

I, the Undersigned, a Notary Public in and for said County, in said State, hereby certify that William Paul Ferguson, Jr. & wife, Janice S. Ferguson 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of June, A. D., 1988

Mary Ellen Lewis
Notary Public

My Commission Expires MY COMMISSION EXPIRES APRIL 12, 1991

(SEAL)

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