

This form furnished by:

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This instrument was prepared by:

(Name) Courtney H. Mason, Jr.
(Address) 2032 Valleydale Road
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) Ronald W. Ferguson
(Address) 1611 Keeneland Drive
Helena, AL 35080

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED NINETEEN THOUSAND AND NO/100ths---(\$119,000.00)---DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Joe Killingsworth dba Killingsworth Construction

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

Ronald W. Ferguson and wife, Bobbie R. 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 to-wit:

Lot 70, according to the Survey of Dearing Downs, 6th Addition Phase II, Final Plat, as recorded in Map Book 11 Page 80 in the Probate Office of Shelby County, Alabama; being situated in the Town of Helena Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$106,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 1611 Keeneland Drive, Helena, Alabama 35080

THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS DEFINED BY THE CODE OF ALABAMA

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

89 MAR -7 AM 10:39

Thomas R. Swann, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 12.50
2. Mtg. Tax 0
3. Recording Fee 2.00
4. Indexing Fee 1.00
TOTAL 16.00

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

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 3rd day of March, 19 89

WITNESS

(Seal)

(Seal)

(Seal)

Joe Killingsworth, DBA Killingsworth Construction
BY Joe Killingsworth (Seal)
Joe Killingsworth, DBA Killingsworth Construction (Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joe Killingsworth whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of March, A.D., 19 89

3-10-91