

THIS INSTRUMENT PREPARED BY:  
Porterfield, Harper & Mills, P.A.  
#2 Office Park Circle, Suite 1  
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

**WARRANTY DEED**

STATE OF ALABAMA )  
COUNTY OF SHELBY ) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Seven Thousand Two Hundred Fifty and no/100  
(77,250.00) Dollars to the undersigned grantor (whether one or more)  
in hand paid by the grantee herein, the receipt whereof is acknowledged, or  
we, **MICKI SUE FERGUSON AKA MICKI SUE CHILDRESS, A MARRIED WOMAN**, herein  
referred to as grantor, whether one or more) do grant, bargain, sell and  
convey unto Cynthia Leduc Beams and A. Jeffrey Beams  
(herein referred to as grantee, whether one or more), the following described  
real estate situated in Shelby County, Alabama to-wit:

Lot 25-A, according to a Resurvey of Lots 25, 26, 27, 28, 29, 30,  
31 and 32, Amended Map of Chase Plantation, recorded in Map Bok 8,  
page 117, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to ad valorem taxes for the current  
year; all easements, restrictive covenants, reservations and  
rights of way appearing of record affecting the property.

Micki Sue Ferguson and Micki Sue Childress are one and the same  
person.

The above mentioned property does not constitute the homestead of  
the grantor.

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.

\$69,500.00 of the purchase price was paid from the proceeds of a mortgage  
loan closed simultaneously herewith.

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

And I do for myself and for my heirs, executors, and administrators  
covenant with the said GRANTEES, their heirs and assigns, that I am lawfully  
seized in fee simple of said premises; that they are free from all  
encumbrances, unless otherwise noted above; that I have a good right to sell  
and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal, this 12<sup>th</sup>  
day of May, 1992.

(SEAL)

Micki Sue Ferguson (SEAL)  
Micki Sue Ferguson

Louisiana  
STATE OF NEW ORLEANS )  
PARRISH OF Orleans )

I, the undersigned, a Notary Public in and for said County, in said  
State, hereby certify that Micki Sue Ferguson 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, she executed the  
same voluntarily on the day the same bears date.

Given under my hand and seal this 12<sup>th</sup> day of May,  
1992.

MAURICE J. NAQUIN, JR.  
NOTARY PUBLIC

MY COMMISSION EXPIRES: Parish of Jefferson, State of Louisiana  
My Commission is issued for life.

M. J. Naquin, Jr.  
NOTARY PUBLIC

1992-12790  
1992-12790  
PM CERTIFIED  
COUNTY JUDGE OF PROBATE  
14:50

Harry Halcrow