

This instrument was prepared by:

(Name) Martha B. Ferguson(Address) 221 Heath DriveBirmingham, Al. 35244

Send Tax Notice to:

(Name) _____

(Address) _____

WARRANTY DEEDSTATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

500⁰⁰That in consideration of One Dollar and exchange of properties

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

L. Douglas Joseph and J. Anthony Joseph

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

Martha B. Ferguson and J. D. Ferguson

(herein referred to as grantee, whether one or more) ^{our undivided one-half interest in and to} the following described real estate, situated in

SHELBY

County, Alabama, to-wit:

The East one-half (E 1/2) of the SE 1/4 of Section 3, Township 20 South, Range 1 West.

and utilities

Also a 25 foot easement for ingress and egress/along the East side of the W 1/2 of the SE 1/4 of Section 3, Township 20 South, Range 1 West;

Also a 35 foot easement for ingress and egress and utilities over and along the following described parcel: Begin at the Northwest corner of Section 11, Township 20 South, Range 1 West and run East approximately 120 feet to the right of way of Shelby County Highway No. 47; thence South 35 feet; thence West 120 feet, more or less, to the East line of Section 10, Township 20 South, Range 1 West; thence continue West 40 feet into Section 10; thence North 35 feet; thence East 40 feet to the point of beginning; being situated in the NW 1/4 of NW 1/4 of Section 11 and in the NE 1/4 of NE 1/4 of Section 10, all in Township 20 South, Range 1 West.

Inst # 1992-26483

This is not the homestead of the grantors or their spouse.

11/12/1992-26483
10:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOJ MCB 7.00

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 said grantee, his, her or 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 4TH day of November, 19 92

(Seal)

(Seal)

(Seal)

L Douglas Joseph (Seal)
J. Anthony Joseph (Seal)

STATE OF ALABAMA

SHELBY

County }

General Acknowledgment

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that L. Douglas Joseph and J. Anthony Joseph

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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 4TH day of NOVEMBER, 19 92MAY 11, 1993

My Commission Expires:

Michael E. Wilf
Notary Public

Cahaba Title