

This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Kenneth H. Ferguson
4140 Nimitz Drive
(Address) Virginia Beach, VA 23464-5310

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-3 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS.**

That in consideration of Thirty Thousand, Six Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Doris A. Blankenship, a widow

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

Kenneth H. Ferguson and Mary A. Ferguson

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to taxes for 1994 and subsequent years, easements, restrictions, rights of way, and permits of record.

Inst # 1993-36087

11/15/1993-36087
11:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE MCD 19.00

\$22,950.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

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.

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 said 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 1st

day of November, 1993

WITNESS:

(Seal)

(Seal)

(Seal)

Doris A. Blankenship (Seal)
Doris A. Blankenship
Wayne Blankenship (Seal)
by: Wayne Blankenship, attorney in fact
under Power of Attorney recorded as
Instrument #1993-36086, in the
Probate Office of Shelby County, Alabama

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Wayne Blankenship
for Doris A. Blankenship
whose name as Attorney in Fact 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 executed the same voluntarily on the day the same bears date, in his capacity as such attorney in fact.

Given under my hand and official seal this 15th day of November, A. D., 1993

Janet Hoover
Notary Public.

Inst # 1993-36087

MTA

EXHIBIT A
LEGAL DESCRIPTION

Commence at the Northeast corner of the SW 1/4 of NW 1/4, Section 2, Township 21 South, Range 1 East; thence run Southerly along the East boundary line of said SW 1/4 of NW 1/4, a distance of 20.00 feet to the point of beginning; thence continue Southerly along the said East boundary line of the SW 1/4 of NW 1/4 a distance of 487.55 feet to a point; thence turn an angle of 90 degrees to the right and run Westerly a distance of 175.78 feet to a point; thence turn an angle of 18 degrees 03 minutes 36 seconds to the left and run Southwesterly a distance of 953.08 feet to a point on the East edge of a chert road; thence turn an angle of 92 degrees 39 minutes 52 seconds to the right and run Northwesterly along said road a distance of 204.89 feet to a point; thence turn an angle of 87 degrees 20 minutes 08 seconds to the right and leaving said road, run Northeasterly a distance of 424.00 feet to a point; thence turn an angle of 90 degrees to the left and run Northwesterly a distance of 477.73 feet to a point on the South line of a 20-foot wide easement; thence turn an angle of 108 degrees 04 minutes 12 seconds to the right and run Easterly along the said South line of a 20-foot wide easement and parallel to the North boundary line of the SW 1/4 of NW 1/4 a distance of 881.29 feet to the point of beginning. Said tract of land is lying in the SW 1/4 of NW 1/4, Section 2, Township 21 South, Range 1 East, Shelby County, Alabama.

Together with a non-exclusive easement 20-feet in width, more particularly described as follows:

Beginning at the Northeast corner of the SW 1/4 of NW 1/4, Section 2, Township 21 South, Range 1 East; thence run Southerly along the East boundary line of said SW 1/4 of NW 1/4, a distance of 20 feet to a point; thence turn an angle of 90 degrees 00 minutes 36 seconds to the right and run Westerly and parallel to the North boundary line of said SW 1/4 of NW 1/4 a distance of 1321.36 feet to a point on the East edge of a chert road; thence turn an angle of 69 degrees 21 minutes 40 seconds to the right and run Northwesterly along said road a distance of 21.37 feet to the Northwest corner of said SW 1/4 of NW 1/4; thence turn an angle of 110 degrees 38 minutes 20 seconds to the right and run Easterly along the North boundary line of said SW 1/4 of NW 1/4 a distance of 1328.89 feet to the point of beginning. Said easement is lying in the SW 1/4 of NW 1/4, Section 2, Township 21 South, Range 1 East, Shelby County, Alabama.

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