

This instrument was prepared by

Grantee's address:
Ricky L. Ferguson
60 Ferguson Drive
Chelsea, AL 35043

Conwill & Justice
P. O. Box 557
Columbiana, Alabama 35051

\$500.00

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

DOLLARS 500.00
Inst # 1994-37594

That in consideration of Love and affection and One and no/100

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

W. J. Ferguson and Freddie Ferguson husband and wife
herein referred to as grantors) do grant, bargain, sell and convey unto

Ricky L. Ferguson and Janice K. 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:

A parcel of land situated in the NE 1/4 of the SE 1/4 of Section 5, Township 20 South, Range 1 West, more particularly described as follows: Beginning at a point where the West boundary of said NE 1/4 of said SE 1/4 intersects the Northern boundary of the Chelsea-Simmsville Public Road, which said point is marked by an iron stob; thence run Northerly along the West boundary of said 1/4-1/4 section a distance of 175 yards to an iron stob; thence Easterly and parallel with the South boundary of said 1/4-1/4 section a distance of 130 yards to an iron stob; thence Southerly and parallel with said West boundary of said 1/4-1/4 section a distance of 175 yards, more or less, to the Northern boundary of said Chelsea-Simmsville Public Road; thence Westerly along the Northern boundary of said Chelsea-Simmsville Public Road to the point of beginning. Each of the above corners being marked by an iron stob.

Inst # 1994-37594

12/28/1994-37594
03:21 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCB 10.00

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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/we have hereunto set my/our hands(s) and seal(s), this 28th day of December, 19 94.

WITNESS:

(Seal)

(Seal)

(Seal)

W. J. Ferguson (Seal)
W. J. Ferguson
Freddie Ferguson (Seal)
Freddie Ferguson

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that W. J. Ferguson and Freddie Ferguson husband and wife whose name (s) is/are _____ signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of December A. D., 1994

William R. Justice
Notary Public.

Form 31-A



F. N. B.