

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Hwy. 280E, Suite 290E  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
MICHAEL A. FERGUSON  
LESLIE J. FERGUSON  
3600 Hampton Circle  
Birmingham, AL 35242

**STATE OF ALABAMA}**  
**SHELBY COUNTY}**

Corporation Form Warranty Deed/TIWROS

Inst # 1995-12079

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED NINETY SEVEN THOUSAND FIVE HUNDRED Dollars and No/100's (\$297,500.00)** to the undersigned grantor, **ANASTASIA, INC.**, a corporation, (herein referred to as **GRANTOR**), in hand paid by the **GRANTEES** herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, bargain, sell, and convey unto **MICHAEL A. FERGUSON and LESLIE J. FERGUSON** (herein referred to as **GRANTEES**) as joint tenants, with right of survivorship, the following described real estate, situated in **SHELBY County, Alabama**:

Lot 1038, according to the Survey of Brook Highland, an Eddleman Community, 10th Sector, 2nd Phase, as recorded in Map Book 18, Page 36 A & B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:


Ad valorem taxes for 1995 and subsequent years not yet due and payable until October 1, 1995.  
Existing covenants and restrictions, easements, building lines, and limitations of record.

\$238,000.00 of the purchase price recited above was paid from a mortgage loan closed 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 said **GRANTOR** does for itself, its successors and assigns, covenant with said **GRANTEES** their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said **GRANTEES**, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **GRANTOR**, by its President, James M. Anastasia, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 5th day of May, 1995.

ANASTASIA, INC.

By:   
James M. Anastasia  
President  
05408/1995-12079  
03:34 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 WCD 68.00

**STATE OF ALABAMA}**  
**JEFFERSON COUNTY}**

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James M. Anastasia, whose name as President of **ANASTASIA, INC.**, a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 5th day of May, 1995.

  
Notary Public

My Commission Expires: 5/29/95

CLAYTON T. SWEENEY, ATTORNEY AT LAW