



JEFFERSON TITLE CORPORATION

This instrument was prepared by

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) Martin, Drummond, Woosley & Palmer, P.C.
 2204 Lakeshore Drive Suite 130
 (Address) Birmingham, Alabama 35209

Send Tax Notice:
 Russell G. Ferguson
 76 Milgray Lane
 Calera, Alabama 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nineteen Thousand Five Hundred Fifty Five Dollars and 13/100 DOLLARS
 and the assumption of the herein described mortgage.

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Frank T. Norris and Nancy H. Norris, Husband and Wife

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

Russell G. Ferguson and Janice M. 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:

Lot 31, according to the Survey of Southern Hills, Sector Five, as recorded in
 Map Book 16, Page 132, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, current taxes, set-back lines,
 rights of way, limitations, if any, of record.

The grantees hereby agree to assume and agree to pay that certain mortgage from
 Frank T. Norris and Nancy H. Norris to Countrywide Funding Corporation filed for
 record 1-6-94, recorded as Instrument #1994-00443 in the Probate Office of Shelby
 County, Alabama.

Inst # 1995-14628

06/05/1995-14628
 12:54 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 NCD 28.50

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, we have hereunto set our hand(s) and seal(s), this 30th

day of May, 19 95

WITNESS:

(Seal) Frank T. Norris (Seal)
 (Seal) Nancy H. Norris (Seal)
 (Seal) _____ (Seal)

STATE OF ALABAMA

Jefferson

COUNTY

General Acknowledgment

I, Hubert E. Rawson, Jr.

, a Notary Public in and for said County, in said State,
 hereby certify that Frank T. Norris and Nancy H. Norris, Husband and Wife

whose name 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 they executed the same voluntarily
 on the day the same bears date.

Given under my hand and seal of office, this 5th day of May, A.D., 19 95
 NOTARY PUBLIC STATE OF ALABAMA AT LARGE
 MY COMMISSION EXPIRES: May 6, 1999
 BONDED THROUGH NOTARY PUBLIC UNDERWRITERS.

Hubert E. Rawson, Jr.
 Notary Public

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