

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

Inst # 1996-28098

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

\$ 500.00

DOLLARS

That in consideration of Love and affection and One and no/100
(\$1.00 and love and affection)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein

Ricky L. Ferguson, married and Janice K. Ferguson, unmarried
herein referred to as grantors) do grant, bargain, sell and convey unto

Ricky L. Ferguson and Kim 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: Commencing 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 300 feet to the point of beginning; thence continue along last described course a distance of 75 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 Southeast corner of the parcel of land conveyed this date by Grantors to W. J. Ferguson and Freddie Ferguson; thence turn right and run Northerly parallel to the West line of said 1/4-1/4 section a distance of 306 feet, more or less, to the Northeast corner of the W. J. and Freddie Ferguson parcel; thence left and run Westerly a distance of 190 feet, more or less, to the point of beginning.

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08/27/1996-28098
01:54 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

The above-described property is not the homestead of Grantor or Grantor's spouse.

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 26th

day of August, 1996.

WITNESS:

(Seal)

(Seal)

(Seal)

Ricky L. Ferguson (Seal)
Ricky L. Ferguson
Janice K. Ferguson (Seal)
Janice K. Ferguson (Seal)

STATE OF ALABAMA

General Acknowledgment

SHELBY COUNTY

I, _____, the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that Ricky L. Ferguson, married and Janice K. Ferguson, unmarried 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 26th day of August A. D., 1996

Cathy C. Duvensief
Notary Public