

Debra A. Ferguson

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name)

(Address)

128 Kings Crest Ln
Pelham, AL 35124

This instrument was prepared by

(Name) Mike T. Atchison

P O Box 822, Columbiana, AL 35051

(Address)

Form 1-1-87 Rev. 1-84

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SIXTY FIVE THOUSAND AND NO/100—

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

KENNETH W. BENOSKIE, a married man,

WILLIAM M. LEE, a married man,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

DEBRA A. FERGUSON, an unmarried woman,

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commencing at the northeast corner of the NE 1/4 of SE 1/4 of Section 34, Township 24 North, Range 15 East, run thence West 670 feet along the North boundary line of quarter-quarter to a point; run thence South parallel to East line of said quarter-quarter a distance of 301 feet to a 4 and one-half inch square concrete post; run thence South 87 1/2 degrees West 35 feet to the point of beginning of the lot herein conveyed; run thence South 9 degrees East 116 feet and 9 inches to a point; run thence South 85 degrees West 50 feet to a point; run thence North 16 degrees East 124 feet and 4 inches to a point; run thence North 87 1/2 degrees East 35 feet to the point of beginning; situated in Shelby County, Alabama.

Subject to taxes for 1996 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$58,500.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS, OR OF THEIR RESPECTIVE SPOUSES.

Inst # 1996-28939

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 30th day of August, 1996.

(Seal)

Kenneth W. Benoskie

Kenneth W. Benoskie

(Seal)

(Seal)

William M. Lee

William M. Lee

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kenneth W. Benoskie and William M. Lee 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 official seal this 30th day of August, A. D., 1996

[Signature]

Notary Public.

My Commission Expires: 10/16/96

Inst # 1996-28939

09/03/1996-28939
02:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
15.00

HLW