

\$500.00

This instrument was prepared by:

✓ Grantee(s) address:  
P.O. Box 375  
Chelsea, AL 35043

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

**WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY COUNTY            KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, and the agreement of GRANTEES to support GRANTOR during GRANTOR'S life, I, Gale L. Ferguson, a widow, (herein referred to as GRANTOR) do grant, bargain, sell and convey unto Kevon Jay Ferguson and Linda Gayle Richards (herein referred to as GRANTEES) the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the NW corner of NW¼ of NE¼ of SE¼ of Section 5, Township 20 South, Range 1 West; run thence South 2 deg. 30 min. West a distance of 366 feet; thence turn an angle of 89 deg. to the left and run thence Easterly a distance of 900 feet to the point of beginning of the land herein described and conveyed; thence turn an angle of 89 deg. to the right and run thence Southerly a distance of 764 feet to a point on the NE boundary of the right of way of the Chelsea-Simmsville Highway; thence turn an angle of 89 deg. to the left and run Easterly a distance of 420 feet; thence turn an angle of 91 deg. to the left and run Northerly a distance of 764 feet; thence turn an angle of 89 deg. to the left and run Westerly a distance of 420 feet to the point of beginning; containing 7.36 acres, more or less.

GRANTOR is the surviving grantee named in the deed from J. E. Ferguson dated May 20, 1963, recorded in Deed Book 226, page 604, in the Probate Office of Shelby County, Alabama, the other grantee, Wallace D. Ferguson having died on January 22, 1995.

TO HAVE AND TO HOLD to the said GRANTEES, their heirs and assigns forever.

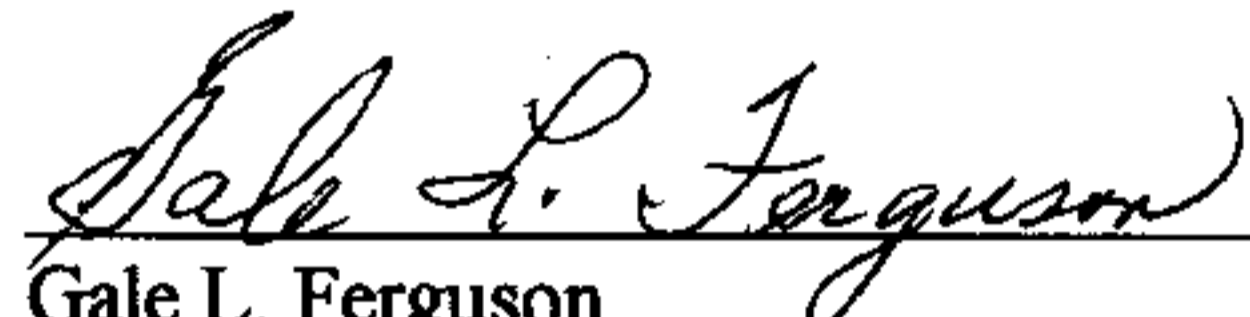
And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they

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10:48 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCD            11.50

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are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 have hereunto set my hand and seal, this 27<sup>th</sup> day of April, 1998.

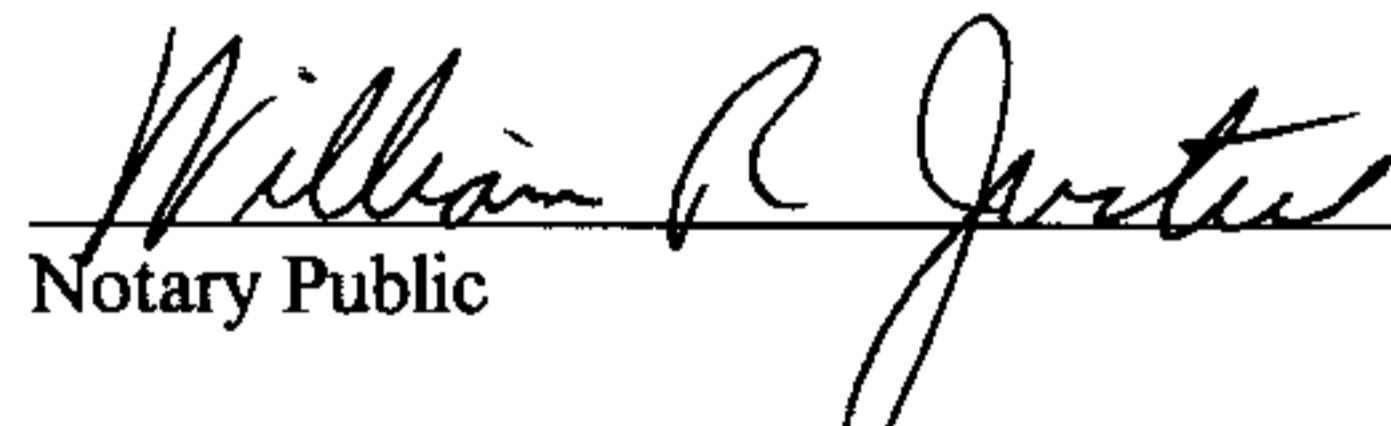
  
Gale L. Ferguson

STATE OF ALABAMA  
SHELBY COUNTY                      General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gale L. Ferguson, a widow, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27<sup>th</sup> day of April, 1998.



  
Notary Public

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