

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571
FAX 833-1577

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(205) 988-5600
FAX 988-5905

This instrument was prepared by:

(Name) Martha B. Ferguson
(Address) 221 Heath Drive
Birmingham, Al. 35242

Send Tax Notice to:

(Name) Gregory E. Joiner
(Address) 6330 Chelsea Road
Columbiana, Al. 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand and no/100----- **DOLLARS**

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,
Martha B. Ferguson, a widow

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

Gregory E. Joiner

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

County, Alabama, to-wit:

Begin at the Southeast corner of the NW 1/4 of the SW 1/4 of Section 23,
Township 20 South, Range 1 West, thence run North along the East line of said
1/4-1/4 for 261.0 feet; thence 78 deg. 12 min. 46 sec. left and run 298.84 feet
to the Easterly right of way of Columbiana-Chelsea Road; thence 90 deg. 00 min. left,
run Southwesterly along said right of way for 336.0 feet to the South line
of said 1/4-1/4; thence 102 deg. 52 min. 36 sec. left and run East along said
1/4-1/4 for 361.24 feet to the point of beginning.
being situated in the NW 1/4 of the SW 1/4 of said Section 23.

The grantor herein reserves a life estate in subject property.

Inst # 1998-49127

12/10/1998-49127
08:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 18.50

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 1st
day of October, 19 96.

(Seal)

Martha B. Ferguson (Seal)
Martha B. Ferguson

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

County

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Martha B. Ferguson, a widow, whose name(s) 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 1st day of October, 1996

NOTARY PUBLIC STATE OF ALABAMA
BONDED THROUGH NOTARY PUBLIC EXAMINERS

My Commission Expires:

Notary Public