

This instrument was prepared by:
Hubert E. Rawson, Jr.
2204 Lakeshore Drive, Suite 130
Birmingham, Alabama 35209

Send Tax Notice:
✓ Patricia J. Ferguson
2022 Wildflower Drive
Hoover, Alabama 35244

Warranty Deed

State of Alabama
Shelby County

Know All Men By These Presents,

That in consideration of Twenty Seven Thousand Five Hundred Dollars
and no/100 (\$27,500.00) and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the Grantees
herein, the receipt whereof is acknowledged, we,

H.E. SHEPHERD, A MARRIED MAN AND PATRICIA J. FERGUSON, A MARRIED
WOMAN

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

PATRICIA J. FERGUSON

(herein referred to as GRANTEEES), the following described real
estate situated in Shelby County, Alabama, to-wit:

LOT 1210-D, ACCORDING TO A RESURVEY OF LOTS 1210-B, RIVERCHASE
COUNTRY CLUB, 19TH ADDITION, AS RECORDED IN MAP BOOK 23, PAGE 141,
IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

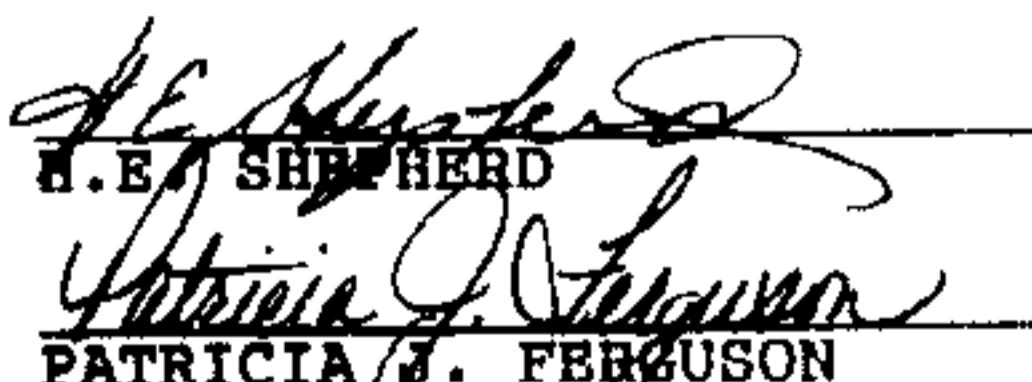
THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR'S,
OR THEIR SPOUSES.

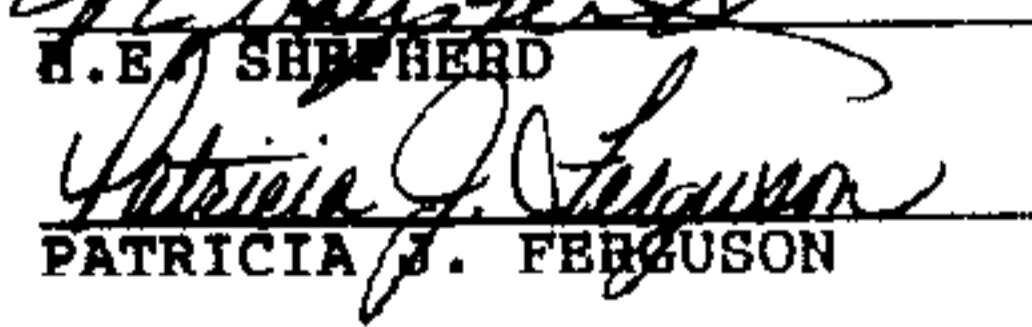
Subject to existing easements, restrictions, current taxes, set-
back lines, rights of way, limitations, if any, of record.

TO HAVE AND TO HOLD to the said GRANTEEES, his, her or their heirs
and assigns forever.

And I (we) do for ourselves and for my (our) heirs, executors,
and administrators covenant with the said GRANTEEES, their heirs and
assigns, that I (we) are lawfully seized in fee simple for 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 aforesaid; that I (we) will and my (our) heirs, executors and
administrators shall warrant and defend the same to the said
GRANTEEES, their heirs and assigns forever, against the lawful
claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this
23rd, day of March, 1999.

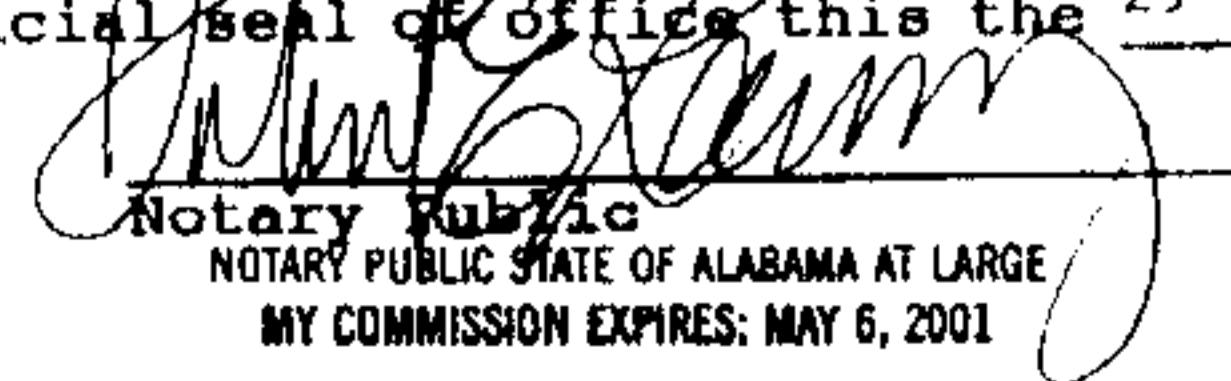

H.E. SHEPHERD


PATRICIA J. FERGUSON

STATE OF ALABAMA
JEFFERSON County

I, the undersigned Notary Public in and for said County, in
said State, hereby certify that H.E. Shepherd, a married man and
Patricia J. Ferguson, whose names 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,
23

Given under my hand and official seal of office this the
day of March, 1999.


Notary Public
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: MAY 6, 2001

02/01/1999-13850
02:46 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
00: MMS 36.00

02/01/1999-13850
Trust