

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
\$ \$89,500.00 paid by
to Shelli J. Ferguson, Unmarried
Ginger L. Cunningham, Unmarried (hereinafter
called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and
convey unto the said Shelli J. Ferguson
(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate
lying and being situated in Shelby County, Alabama, to-wit:

Lot 7, according to the Survey of Canyon Park Townhomes, as recorded
in Map Book 19, Page 19, in the Probate Office of Shelby County, Alabama.

Address of Property: 112 Canyon Trail, Pelham, AL 35124

Described property to become the homestead of Grantee.

Subject to taxes for the year 2000 and subsequent years, easements, restrictions, reservations,
rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining
rights, if any.

\$88,750.00 of the purchase price is being paid by the proceeds of a first mortgage
loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the
undersigned, express or implied, except that there are no liens or encumbrances outstanding against the
premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein,
and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or
obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned
expressly limits its liability hereunder to the property now or hereafter held by it in the representative
capacity named.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 28
day of September, 2000.

Grantor

Ginger L. Cunningham

Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Ginger L. Cunningham, 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 executed the same
voluntarily.

Given under my hand and official seal this 28 day of September, 2000.

Dalee A. England

Notary Public
Commission Expires: 02/25/04

Inst # 2000-34695
10/03/2000 CERTIFIED
09:50 AM
SHELBY COUNTY JUDGE OF PROBATE
12-00

THIS INSTRUMENT PREPARED BY:
Kevin Hays and Associates, P.C.
100 Concourse Parkway, Suite 101
Birmingham, Alabama 35244

SEND TAX NOTICES TO:
Shelli J. Ferguson
112 Canyon Trail
Pelham, AL 35124