

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

Eastern Office
(205) 833-1571
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(205) 988-5600
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This instrument was prepared by:

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

Send Tax Notice to:

(Name) _____
(Address) _____

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

20,000

That in consideration of One Thousand and other good and valuable consideration ~~DOLLARS~~

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,

Martha B. Ferguson, a widow

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

Rebecca J. Turner, Brett J. Fairley and Elizabeth J. Fairley

(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby

County, Alabama, to-wit:

The East one-half of the SE 1/4 of Section 3, Township 20 South, Range 1 West.

Also a 35 foot easement for ingress and egress and utilities over and along the following described parcel: Begin at the Northwest corner of Section 11, Township 20 South, Range 1 West and run East approximately 120 feet to the right of way of Shelby County Highway no. 47; thence South 35 feet; thence West 120 feet, more or less to the East line of Section 10, Township 20 South, Range 1 West; thence continue West 40 feet into Section 10, Township 20 South, Range 1 West; thence run North 35 feet; thence East 40 feet to the point of beginning; being situated in the NW 1/4 of the NW 1/4 of Section 11, Township 20 South, Range 1 West and in the NE 1/4 of NE 1/4 of Section 10, Township 20 South, Range 1 West.

Subject to the rights of others to use said easement and the rights of others to use a 50 foot easement for ingress and egress and utilities over and along the outh 50 feet of the SE 1/4 of SE 1/4 of said Section 3, Township 20 South, Range 1 West.

Less and except that portion of the above described property heretofore conveyed to Rebecca J. Turner.

The grantor does hereby reserve a life estate in and to said property being conveyed.

03/07/2001-07951
08:12 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 32.00

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) this 17th day of November, 192001.

WITNESS

(Seal)

Martha B. Ferguson (Seal)
Martha B. Ferguson

(Seal)

(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 Martha B. 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 17th day of November, A.D., 2000.

My Commission Expires:

Notary Public