

This instrument was prepared without
benefit of title evidence by:

Grantees' address:
160 County Road #36
Chelsea, AL 35043

William R. Justice
P.O. Box 1144 Columbiana, Alabama 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF
SURVIVORSHIP**

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

\$5000 w.g.f.

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 in order to create a joint tenancy with right of survivorship among the three GRANTEES herein, the undersigned W. J. Ferguson and Freddie Ferguson, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto W. J. Ferguson, Freddie Ferguson, and Janice K. Ferguson (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor or survivors of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land situated in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 5, Township 20 South, Range 1 West, more particularly described as follows: Beginning at a point where the West boundary of said NE $\frac{1}{4}$ of said SE $\frac{1}{4}$ intersects the Northern boundary of the Chelsea-Simmsville Public Road, which said point is marked by an iron stob; thence run Northerly along the West boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 300 feet; thence turn right and run Easterly a distance of 190 feet; thence turn right and run Southerly parallel with the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 306 feet, more or less, to the Northern boundary of said Chelsea-Simmsville Public Road; thence Westerly along the Northern boundary of said Chelsea-Simmsville Public Road to the point of beginning.

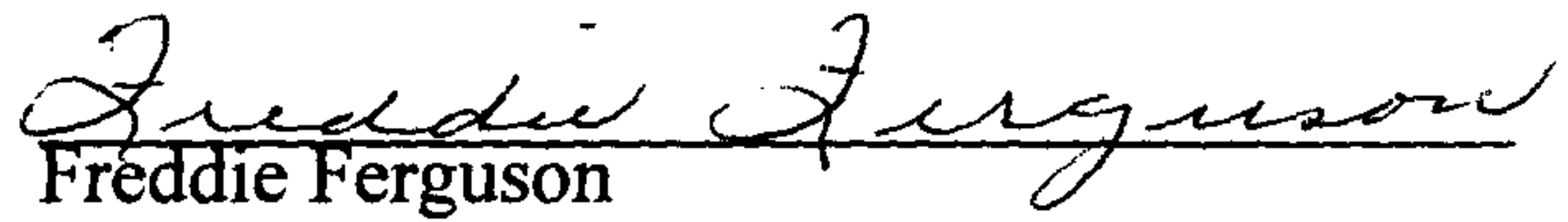
TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless

otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this 3rd day of February, 2004.


W. J. Ferguson


Freddie Ferguson

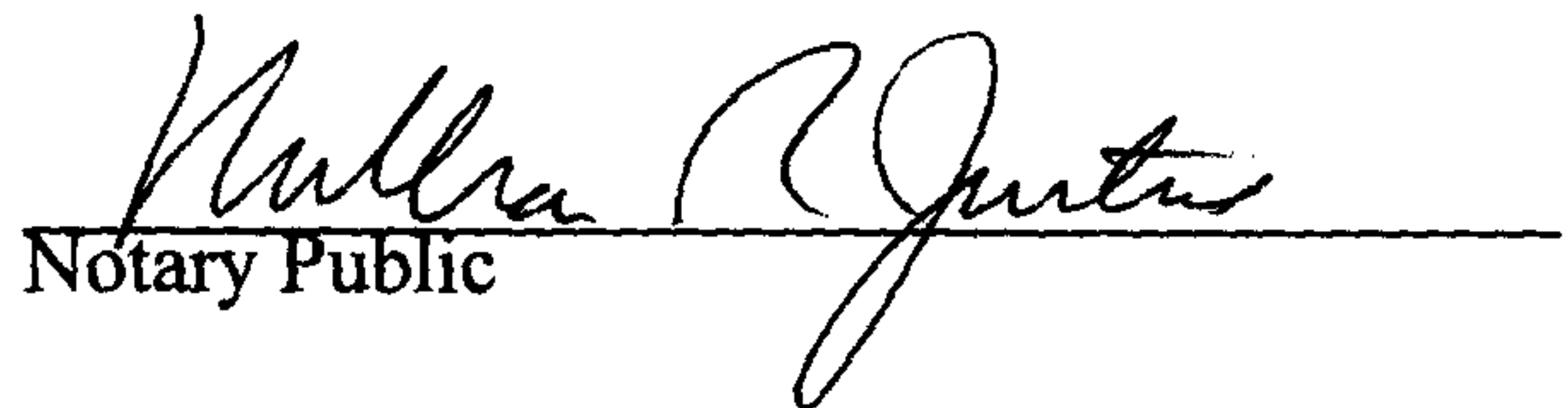
STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. J. Ferguson and Freddie Ferguson, husband and wife, 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.

Given under my hand and official seal this 3rd day of February, 2004.


Notary Public