

Send tax notice to:
Barbara Ash and Billie Smith
6147 Valley Station Circle
Pelham, Alabama 35124

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of \$80,500.00 and other valuable considerations to the undersigned GRANTOR (S), **Rhonda A. Taylor Ferguson, a married individual** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE (S) herein, the receipt of which is hereby acknowledged, the said GRANTOR (S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **Barbara A. Ash and Roumley L. Ash, wife and husband and Billie B. Smith and William Edward Smith**, wife and husband, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby, State of Alabama, to-wit:

LOT 49, ACCORDING TO THE SURVEY OF QUAIL RUN, PHASE 3, AS RECORDED IN MAP BOOK 7, PAGE 159, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT PROPERTY IS NO PART OF THE HOMESTEAD OF RHONDA A. TAYLOR FERGUSON OR HER SPOUSE.

\$148,000.00 AND \$37,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THOSE MORTGAGES CLOSED SIMULTANEOUSLY HEREWITH.

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

And I/we do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said GRANNEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 18th day of March, 2004.


RHONDA A. TAYLOR FERGUSON

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Rhonda A. Taylor Ferguson 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of March 2004.


NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
MOSELEY & ASSOCIATES, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, ALABAMA 35243

DAVID S. SNODDY
MY COMMISSION EXPIRES 6/18/06