THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:
Sherilyn S. Ferguson
3108 Bradford Place
Birmingham, Alabama 35242

STATE OF ALABAMA )

COUNTY OF SHELBY )

# JOINT SURVIVORSHIP DEED

20050404000152640 1/1 $102.00
Shelby Cnty Judge of Probate, AL
04/04/2005 12:15:40PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Four Hundred Fifty-Five Thousand and 00/100 ($455,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Margaret O. Jones, a single individual** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Sherilyn S. Ferguson and Russell L. Ferguson, wife and husband,** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 3, Block 2, according to the Survey of Windsor Estates, as recorded in Map Book 9, page 132, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

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

$364,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

**Margaret O. Jones is the surviving grantee of that certain deed recorded in Instrument 1995-12951. Kelso Jones having died on or about 12/25/01.**

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 1st day of April, 2005.

Margaret O. Jones

STATE OF ALABAMA )

COUNTY OF SHELBY )

Shelby County, AL 04/04/2005
State of Alabama

Deed Tax:$91.00

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Margaret O. Jones, a single individual 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 Instrument signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of April, 2005.

NOTARY PUBLIC
My Commission Expires: 3/7/07

COURTNEY H. MASON, JR.
COMMISSION EXPIRES MARCH 5, 2007

COURTNEY H MASON JR.
NOTARY
PUBLIC
ALABAMA STATE AT LARGE