

12844



20050803000394830 1/4 \$56.50
Shelby Cnty Judge of Probate, AL
08/03/2005 03:16:11PM FILED/CERT

This Instrument was prepared by:

PADEN & PADEN
5 Riverchase Ridge, Suite 100
Birmingham, AL 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

Send Tax Notice to:

KYLE WICK
244 WAGON TRAIL
ALABASTER, AL 35007

JOINT TENANCY WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

Know All Men by These Presents: That, Whereas, EDWARD RICHARD FERGUSON, SR., departed this life; and

Whereas, DEBBIE FERGUSON was appointed as Personal Representative of the Estate of EDWARD RICHARD FERGUSON, SR., by the Judge of Probate of SHELBY County, Alabama, as shown by the records in Probate Case No. 2004-000332, and

Now, Therefore, in consideration of the Premises, and the sum of ONE HUNDRED EIGHTY TWO THOUSAND FOUR HUNDRED AND NO/100 (\$182,400.00) DOLLARS, in hand paid to GRANTORS, the receipt of which is hereby acknowledged, DEBBIE FERGUSON as Personal Representative of the Estate of EDWARD RICHARD FERGUSON, SR., deceased, EDWARD R. FERGUSON, JR, Individually and DEBBIE DARLING FERGUSON, Individually, do by these presents, grant, bargain, sell and convey unto KYLE WICK and wife, DEBRA WICK (GRANTEE), as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 7 ACCORDING TO THE SURVEY OF APACHE RIDGE SECTOR 6 AS RECORDED IN MAP BOOK 17, PAGE 145 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2004 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2005.
2. BUILDING AND SETBACK LINES OF 35 FEET AS RECORDED IN MAP BOOK 17, PAGE 145 IN THE PROBATE OFFICE.
3. 15 FOOT EASEMENT ALONG REAR LOT LINE AS PER PLAT.
4. PLANTATION PIPE LINE EASEMENT ALONG REAR LOT LINE AS PER PLAT.
5. RIGHT OF WAY TO SHELBY COUNTY AS RECORDED IN DEED BOOK 256, PAGE 868 AND DEED BOOK 271, PAGE 270 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
6. SUBJECT TO COVENANTS CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT 1993-39988 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$145,920.00 of the consideration paid herein was provided by a purchase money mortgage closed simultaneously herewith.



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\$18,240.00 of the consideration paid herein was provided by a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto KYLE WICK and wife, DEBRA WICK, 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 GRANTEEES 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 GRANTEEES herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

It is understood and agreed that wherever in this instrument the singular number is used, it applies to the plural if and when necessary and that when the plural is used, the plural likewise applies to the singular if and when necessary.

In Witness Whereof, the undersigned, DEBBIE FERGUSON, in her capacity as Personal Representative of the Estate of EDWARD RICHARD FERGUSON, SR., deceased, EDWARD R. FERGUSON, JR, Individually and DEBBIE DARLING FERGUSON, Individually have hereunto subscribed their names and seals, on this the 6th day of JULY, 2005.

Debbie Ferguson, personal representative
DEBBIE FERGUSON as Personal Representative of the Estate
of EDWARD RICHARD FERGUSON, SR., deceased

STATE OF Tennessee
COUNTY OF Williamson)

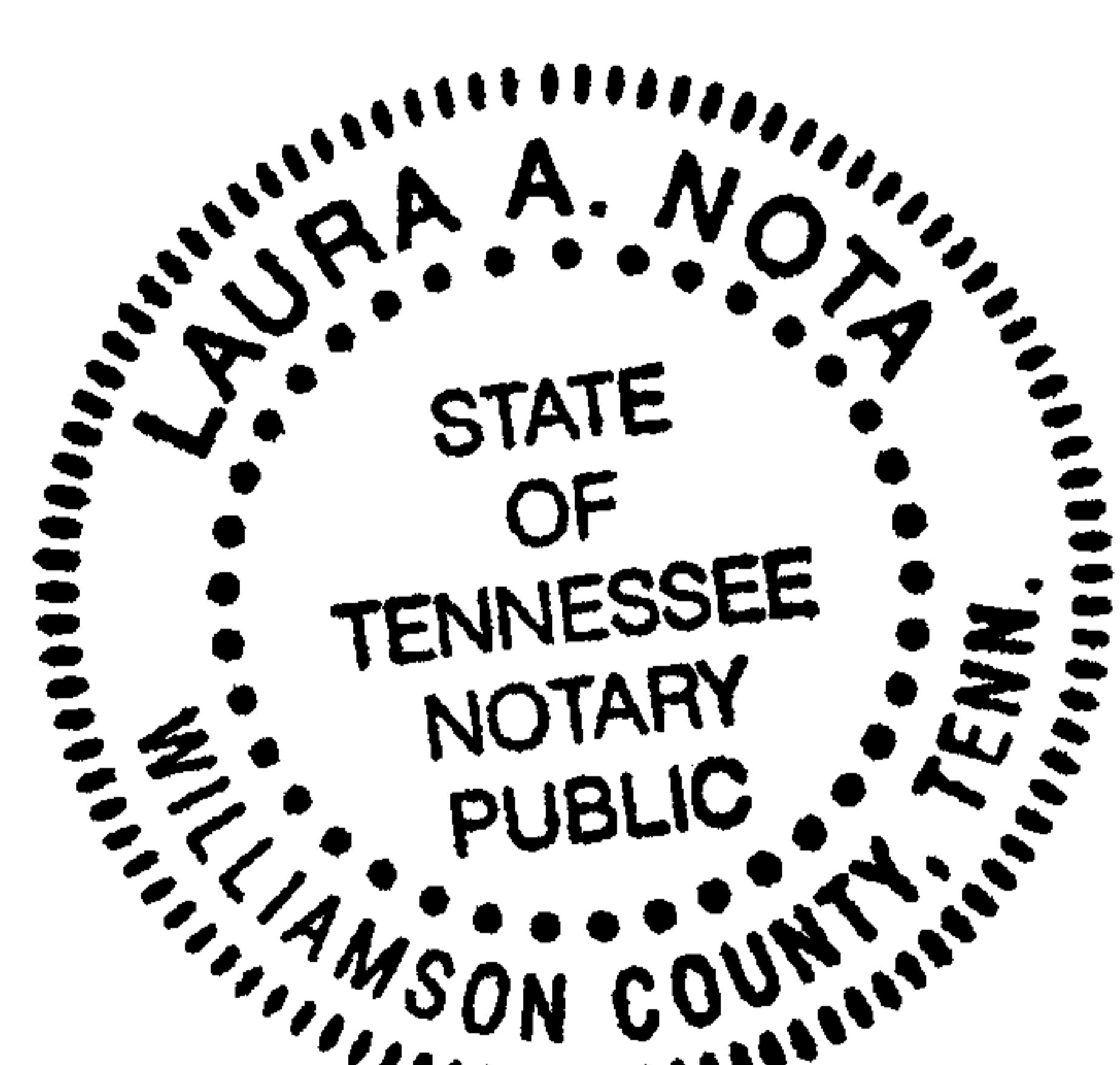
ACKNOWLEDGMENT

I, THE UNDERSIGNED, a Notary Public, in and for said County, in said State, hereby certify that DEBBIE FERGUSON, whose name as Personal Representative of the Estate of EDWARD RICHARD FERGUSON, SR., Deceased, 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, in her capacity as such Personal Representative executed the same voluntarily on the day the same bears date.

Given under my hand this the 6th day of JULY, 2005.

Laura A. Notz
Notary Public

My commission expires: 5/24/09





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In Witness Whereof, the undersigned, DEBBIE FERGUSON, in her capacity as Personal Representative of the Estate of EDWARD RICHARD FERGUSON, SR., deceased, EDWARD R. FERGUSON, JR, Individually and DEBBIE DARLING FERGUSON, Individually have hereunto subscribed their names and seals, on this the 6TH day of JULY, 2005.

EDWARD R. FERGUSON, JR.

Shelby County, AL 08/03/2005
State of Alabama

Deed Tax: \$36.50

STATE OF Florida
COUNTY OF WALTON

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that EDWARD R. FERGUSON, JR., 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 7th day of July, 2005.

Notary Public

My commission expires: 4-27-09

NOTARY PUBLIC-STATE OF FLORIDA
Claudia M. Cundiff
Commission # DD423273
Expires: APR. 27, 2009
Bonded Thru Atlantic Bonding Co., Inc.



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In Witness Whereof, the undersigned, DEBBIE FERGUSON, in her capacity as Personal Representative of the Estate of EDWARD RICHARD FERGUSON, SR., deceased, EDWARD R. FERGUSON, JR, Individually and DEBBIE DARLING FERGUSON, Individually have hereunto subscribed their names and seals, on this the 6TH day of JULY, 2005.

Debbie Darling Ferguson
DEBBIE DARLING FERGUSON, Individually

STATE OF Tennessee
COUNTY OF Williamson

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DEBBIE DARLING FERGUSON, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 6th day of July, 2005.

Laura A. Notz
Notary Public

My commission expires: 5/24/09

