

When recorded please return to:

U.S. Land Title

2100 Southbridge Parkway

Suite 585

Birmingham, AL 35209

~~U.S. Land Title  
1875 Olde Towne Pkwy.  
Suite 150  
Marietta, Georgia 30068~~

File # 65001385.

In consideration of \$ 145,000.00



20060907000442520 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
09/07/2006 02:18:29PM FILED/CERT

### Warranty Deed

*All of the deed consideration is being paid by the mortgage being filed simultaneously*

**STATE OF ALABAMA  
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS that **Bonnie McClain n/k/a Bonnie Ferguson, a married woman**, the Grantor, for an in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations hereby acknowledged to have been paid to the said Grantors by **Leon B Ferguson III, a single man**, the Grantee, do hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, all that real property in Shelby County, Alabama, described as follows:

**Lot 106, according to the recorded map of Builders Group Addition to the Glen at Stonehaven Phase One, as recorded in Map Book 27, Page 54, in the Probate Office of Shelby County, Alabama, situated in Shelby County, Alabama.**

**The grantor warrants that the property conveyed herein is not her homestead nor the homestead of her spouse.**

Subject to easements and restrictions of record.

EXCEPTING THEREFROM such oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith, as have previously been reserved by or conveyed to others; it being the intention of the Grantor to convey to the Grantee only the interest Grantor own therein, if any;

Together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging to, or otherwise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee in fee simple.

This conveyance is made subject to restrictive covenants, easements, rights of way and building setback lines, if any, applicable to said property of record in the Probate Office of Shelby County, Alabama.

And, except as to the above and the taxes hereafter falling due, the said Grantor, for themselves, their heirs and personal representative, hereby covenant with the said Grantee's heirs and assigns, that Grantor are seized of an indefeasible estate in fee simple in and to said property; that Grantor have a good and lawful right to sell and convey the same in fee simple; that said property is free and clear of all liens and encumbrances; that Grantor are in the quiet and peaceable possession of said property; and that all they do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof, unto the said Grantee and his heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the Grantor have hereunto set their hands and seals on this the

31 of July, 2006.

20060907000442520 2/2 \$15.00  
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*Bonnie McClain* *Bonnie Ferguson* (SEAL)  
Bonnie McClain n/k/a Bonnie Ferguson

STATE OF  
COUNTY OF

I, the undersigned notary public in and for said state and county, hereby certify that **Bonnie McClain n/k/a Bonnie Ferguson, a married woman**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the 31<sup>st</sup>, day of July, 2006.

*Rachel Erin Steed* (SEAL)  
Notary Public

My Commission Expires \_\_\_\_\_

Prepared By:

Tim Shelton  
303 2<sup>nd</sup> Ave, SE Ste B  
Decatur, AL 35601

