

16856

20070803000361760 1/2 \$39.50
Shelby Cnty Judge of Probate, AL
08/03/2007 09:01:28AM FILED/CERT

Shelby County, AL 08/03/2007
State of Alabama

Deed Tax: \$25.50

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

BENJAMIN D. DOUGHTY
140 BROOKSHIRE LANE
PELHAM, AL 35124

STATE OF ALABAMA
COUNTY OF SHELBY

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

Know All Men by These Presents: That in consideration of **FIVE HUNDRED TEN THOUSAND DOLLARS 00/100 (\$510,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **BILLY RALPH FERGUSON and PENELOPE MOORE FERGUSON, HUSBAND and WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **BENJAMIN D. DOUGHTY and KRISTI C. DOUGHTY**, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **SHELBY County, Alabama, to-wit:**

Lot 8, according to the Survey of Brookshire, Second Sector, a private single family residential, estate lot, subdivision, as recorded in Map Book 16, Page 65, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. **TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2006 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2007.**
2. **EASEMENTS AND BUILDING LINE AS SHOWN ON RECORDED MAP.**
3. **RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN INST. # 1992-26826.**
4. **RIGHT OF WAY GRANTED TO SOUTH CENTRAL BELL TELEPHONE COMPANY BY INSTRUMENT(S) RECORDED IN INST. NO. 1993-15091.**
5. **TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN DEED BOOK 355, PAGE 893.**
6. **RESTRICTIONS APPEARING OF RECORD IN BOOK 374, PAGE 734 AND INSTRUMENT NO. 1992-12759.**
7. **RESTRICTIONS AS SHOWN ON RECORDED MAP(S).**

\$408,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

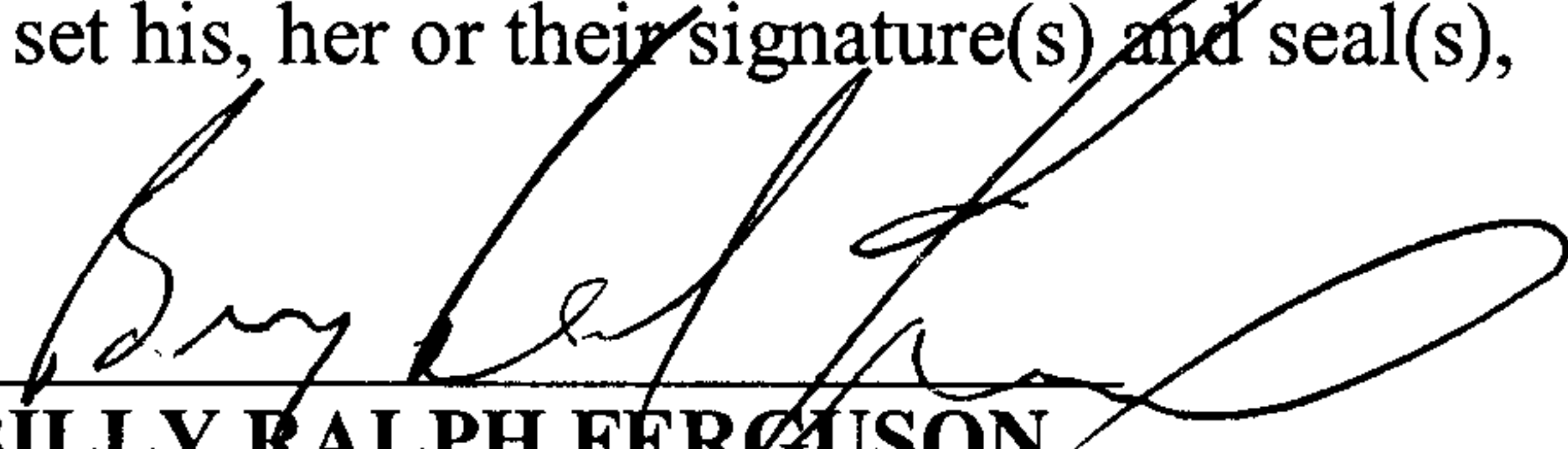
\$76,500.00 of the consideration herein was derived from a second mortgage closed simultaneously herewith.

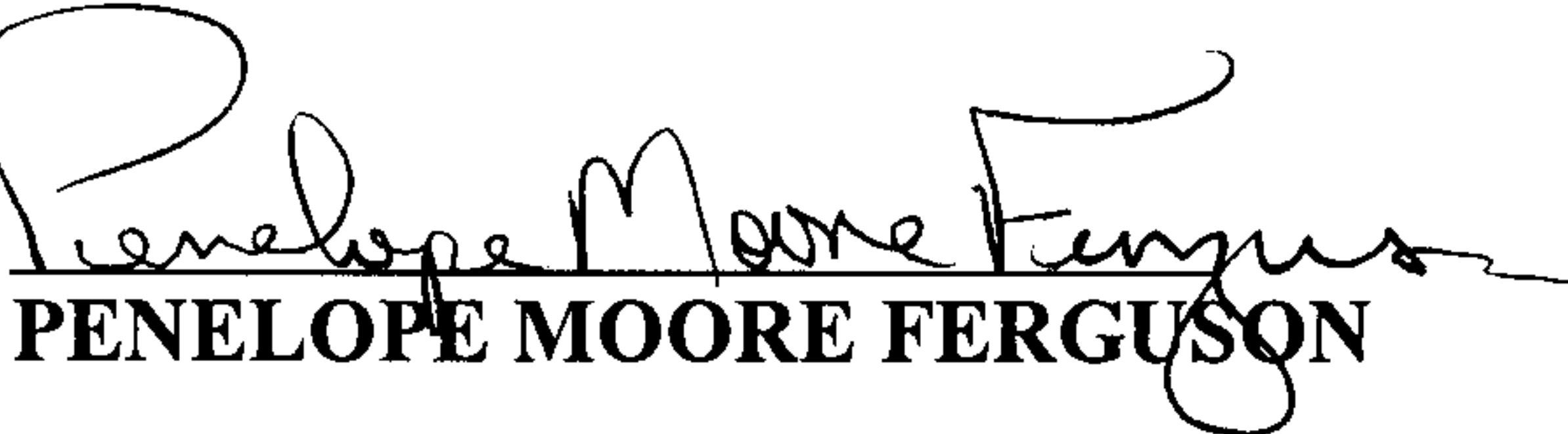
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the

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.

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

IN WITNESS WHEREOF, the said GRANTORS, **BILLY RALPH FERGUSON** and **PENELOPE MOORE FERGUSON**, have hereunto set his, her or their signature(s) and seal(s), this the 31st day of July, 2007.


BILLY RALPH FERGUSON



PENELOPE MOORE FERGUSON

STATE OF ALABAMA
COUNTY OF SHELBY

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **BILLY RALPH FERGUSON** and **PENELOPE MOORE 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 31st day of July, 2007.


Notary Public

My commission expires: 9.29.2010

