

STATE OF ALABAMA  
COUNTY OF SHELBY

20080917000368450 1/1 \$12.00  
Shelby Cnty Judge of Probate, AL  
09/17/2008 11:23:06AM FILED/CERT

98,535.06

**SPECIAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of One Dollar (\$1.00) and other valuable consideration the receipt of whereof is hereby acknowledged the undersigned grantors, **ANTHONY D. FERGUSON AND VERONICA L. HARDIN FERGUSON, HUSBAND AND WIFE**, do grant, bargain, sell and convey unto, its successors and assigns, the following described real estate **REGIONS BANK, SUCCESSOR BY MERGER TO UNION PLANTERS BANK, N.A., SUCCESSOR BY MERGER WITH UNION PLANTERS MORTGAGE, INC.** situated in the County of Shelby , State of Alabama, to wit:

**LOT 16, BLOCK 3, ACCORDING TO A RESURVEY OF GEORGE'S SUBDIVISION OF KEYSTONE, AS RECORDED IN MAP BOOK 4, PAGE 33, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**


**THIS DEED IS GIVEN IN LIEU OF FORECLOSURE OF THAT CERTAIN MORTGAGE RECORDED IN INSTRUMENT 20021017000508700 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**TO HAVE AND TO HOLD**, the above described property together with all and singular the tenements hereditaments and appurtenances thereupon belonging or in any wise appertaining unto the said **REGIONS BANK, SUCCESSOR BY MERGER TO UNION PLANTERS BANK, N.A., SUCCESSOR BY MERGER WITH UNION PLANTERS MORTGAGE, INC.**, its successors and assigns, forever.

And we do for ourselves and our heirs, executors, and administrators covenant with the said Grantee, its successors 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 sand Grantee, its successor and assigns forever.

18 **IN WITNESS WHEREOF**, we have hereunto set our hands and seals this the 18th day of August, 2008

  
ANTHONY D. FERGUSON (Seal)

  
VERONICA L. HARDIN FERGUSON (Seal)

STATE OF ALABAMA  
COUNTY OF

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **ANTHONY D. FERGUSON AND VERONICA L. HARDIN FERGUSON, HUSBAND AND WIFE**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 18th day of August 2008



**NOTARY PUBLIC**

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

THIS INSTRUMENT PREPARED BY:  
W. L. Longshore, III  
2009 Second Avenue North  
Birmingham, Alabama 35203-3703  
(205) 252-7661

MY COMMISSION EXPIRES JANUARY 10, 2012