

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

STATE OF ALABAMA  
COUNTY OF SHELBY

Send Tax Notice To:  
Neil W. and Ashley Serio Ferguson  
164 River Valley Road  
Helena, AL 35080

Presents:

THAT IN CONSIDERATION OF **FOUR HUNDRED AND FORTY-NINE THOUSAND AND NINE-HUNDRED DOLLARS (\$449,900)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, John T. Hillman and wife Theresa G. Hillman (herein referred to as grantors) do grant, bargain, sell and convey unto Neil W. Ferguson and wife Ashley Serio Ferguson (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

LOT 636, ACCORDING TO THE FINAL PLAT RIVERWOODS, SIXTH SECTOR, AS RECORDED IN MAP BOOK 32, PAGE 140, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA

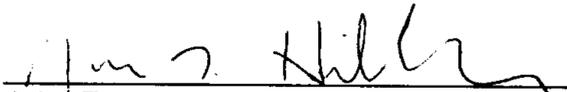
**Subject to Easements, Restrictions and rights of way of record.**

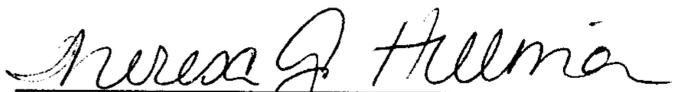
**\$359,900 of the Purchase Price was obtained by a Purchase Money Mortgage filed simultaneously herewith.**

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, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 1<sup>ST</sup> day of October, 2009  
WITNESS:

  
John T. Hillman

  
Theresa G. Hillman

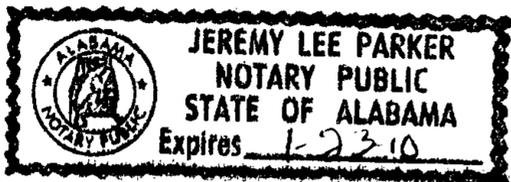
STATE OF ALABAMA  
COUNTY SHELBY

  
20091027000403510 1/1 \$101.00  
Shelby Cnty Judge of Probate, AL  
10/27/2009 01:37:06 PM FILED/CERT

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that John T. Hillman and wife Theresa G. Hillman 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1<sup>st</sup> day of October, 2009.



  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

PREPARED BY:  
PARKER LAW FIRM, LLC  
1560 Montgomery Hwy, Ste 205  
Birmingham, AL 35216

Shelby County, AL 10/27/2009  
State of Alabama  
Deed Tax : \$90.00