

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

Send Tax Notice To:
John T. and Theresa G. Hillman
221 Park Lake Trace
Helena, AL 35080

Presents:

THAT IN CONSIDERATION OF **TWO- HUNDRED AND FORTY-NINE THOUSAND AND NINE-HUNDRED DOLLARS (\$249,900)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Neil W. Ferguson and wife Ashley Serio Ferguson A/K/A Lauren Ashley Serio (herein referred to as grantors) do grant, bargain, sell and convey unto John T. Hillman and wife Theresa G. Hillman (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 475, ACCORDING TO THE FINAL PLAT RIVERWOODS FOURTH SECTOR PHASE III, AS RECORDED IN MAP BOOK 31, PAGE 89, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

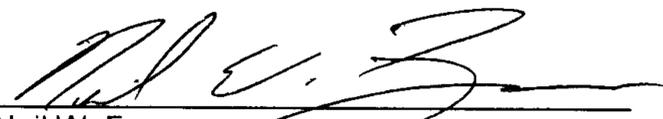
Subject to Easements, Restrictions and rights of way of record.

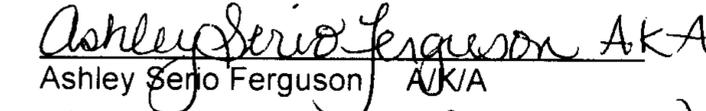
To Have And To Hold unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 1ST day of October, 2009

WITNESS:


Neil W. Ferguson


Ashley Serio Ferguson AKA
Ashley Serio Ferguson AKA

Lauren Ashley Serio

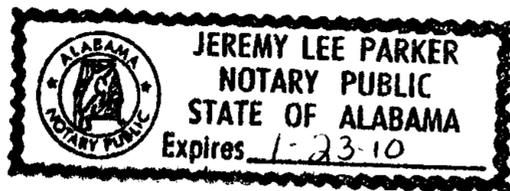
STATE OF ALABAMA
COUNTY SHELBY


20091027000403530 1/1 \$261.00
Shelby Cnty Judge of Probate, AL
10/27/2009 01:37:08 PM FILED/CERT

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Neil W. Ferguson and wife Ashley Serio Ferguson A/K/A Lauren Ashley Serio 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 1st 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 : \$250.00