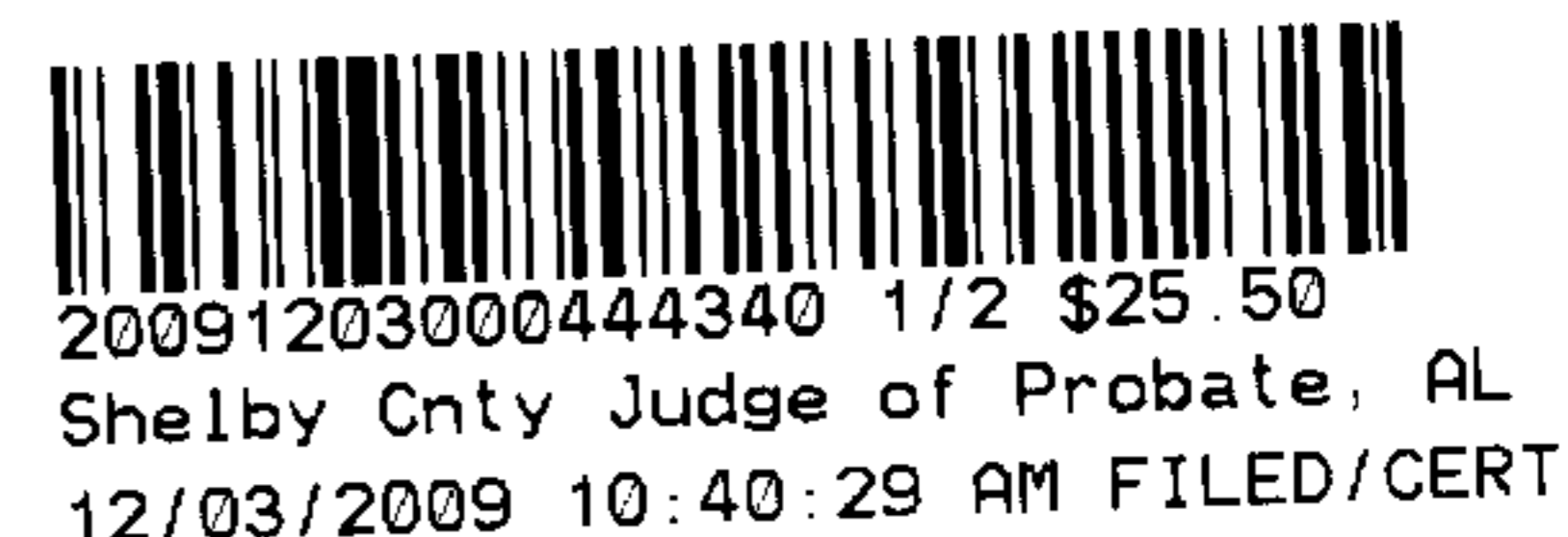


This Instrument Prepared By:  
Christopher R. Smitherman, Attorney At Law  
Post Office Box 261  
Montevallo, Alabama 35115  
(205) 665-4357

Send Tax Notice:  
Jennifer L. Bredthauer  
3000 Long Branch Drive  
Calera, Alabama 35040

STATE OF ALABAMA            )  
  )  
SHELBY COUNTY                )

**WARRANTY DEED**



KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Two Hundred Twenty One Thousand Three Hundred Fifty (\$221,350.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **James R. Ferguson and Gloria J. Ferguson (husband and wife)**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Jennifer L. Bredthauer, a single woman**, hereinafter called "Grantee" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to wit:

**Lot 235, according to the Survey of Long Branch Estates, Phase II, Final Plat, as recorded in Map Book 36, Page 93, in the Probate Office of Shelby County, Alabama.**

**Note: This property does not constitute homestead for the Grantors.**


**NOTE: PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE(S), ON EVEN DATE HEREWITH, IN FAVOR OF REGIONS BANK d/b/a REGIONS MORTGAGE, IN THE SUM OF \$210,282.00**

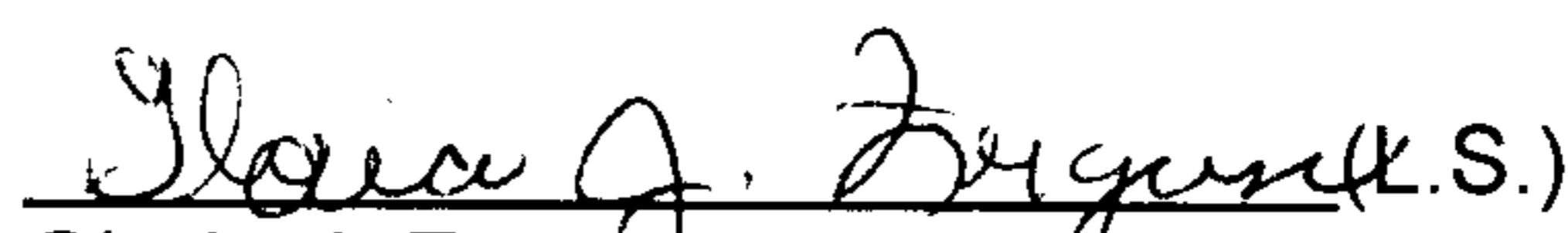
TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 25 day of November, 2009.

GRANTORS

  
James R. Ferguson (L.S.)

  
Gloria J. Ferguson (L.S.)

Shelby County, AL 12/03/2009  
State of Alabama  
Deed Tax : \$11.50

This is a 2 page instrument.

STATE OF ALABAMA

)

ACKNOWLEDGMENT


SHELBY COUNTY

)

I, Chris Smitherman, the undersigned, a notary public in and for the State of Alabama at Large, hereby certify that James R. Ferguson and Gloria J. Ferguson whose named is signed to the foregoing deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the promissory note, he as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of November 2009.

Chris Smitherman  
NOTARY PUBLIC  
My Commission Expires: 5-13-2012

  
20091203000444340 2/2 \$25.50  
Shelby Cnty Judge of Probate, AL  
12/03/2009 10:40:29 AM FILED/CERT