

1/2 value = \$50,000
S.B.F.

SEND TAX NOTICE TO:

This instrument was prepared by

(Name) Jack W. Monroe, Jr., Attorney
2013 Kentucky Avenue
(Address) Birmingham, AL 35216

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP -- ALABAMA TITLE CO., INC., Birmingham, AL.

(Name) Sarah B. Ferguson
4975 Meadowbrook Road
(Address) Birmingham, AL 35242-3135



20100429000131080 1/1 \$61.00
Shelby Cnty Judge of Probate, AL
04/29/2010 12:57:53 PM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE and no/100 - - - - - DOLLARS
(\$1.00) and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Sarah B. Ferguson, an unmarried woman,

(herein referred to as grantors) do grant, bargain, sell and convey unto

Sarah B. Ferguson and Susan B. Jones

(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 65, according to Survey of MEADOW BROOK, Second Sector, First Phase, as recorded in Map Book 7, page 65, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to easements, restrictions and rights-of-way of record.

Sarah B. Ferguson is the surviving grantee in that deed recorded in Book 320, page 718, in the Probate Office of Shelby County, Alabama. The other grantee, Forrest S. Ferguson, died on November 27, 2009.

Deed Tax : \$50.00

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 have hereunto set my hand(s) and seal(s), this 27th day of April, 2010.

WITNESS:

(Seal)
(Seal)
(Seal)

Sarah B. Ferguson (Seal)
Sarah B. Ferguson (Seal)
(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY }

I, Jack W. Monroe, Jr., a Notary Public in and for said County, in said State, hereby certify that Sarah B. Ferguson whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of April, A.D., 2010.
My commission expires 8-8-2012.

Jack W. Monroe
Notary Public.