

This instrument was prepared by:
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101 West College
Columbiana, AL 35051

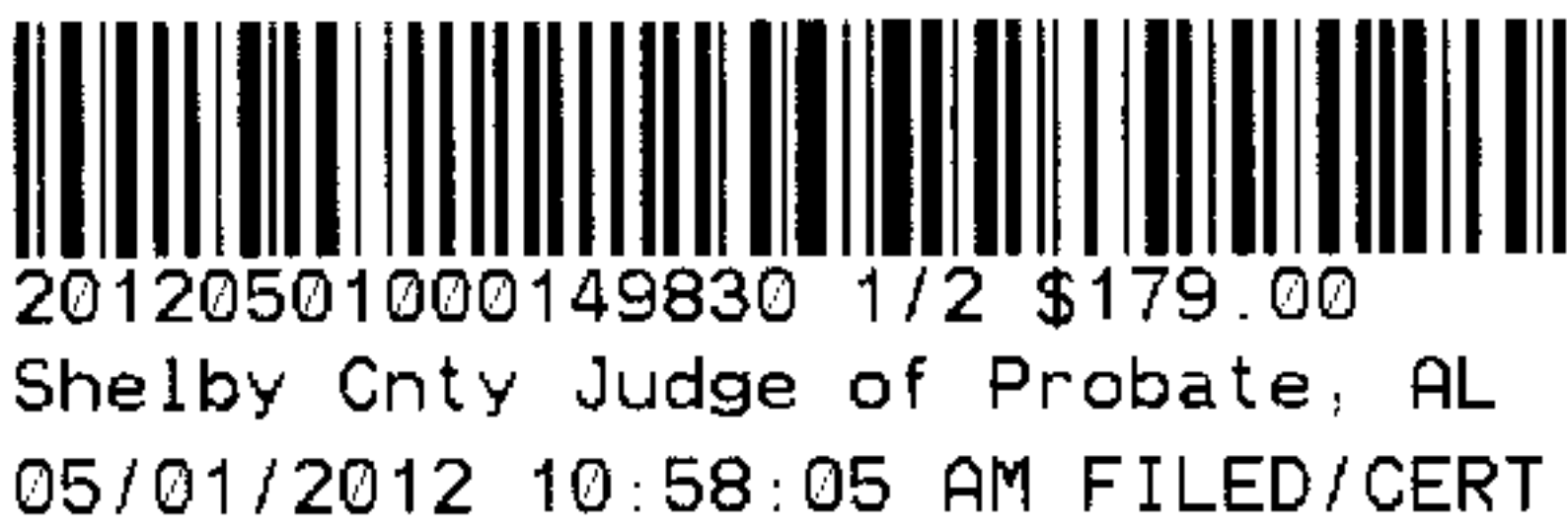
Send Tax Notice To: James H. Shivers
~~57 Mayfly Lane~~ 2703 Al Hadenia
~~Shelby, AL 35143~~ Lake Dr.
B'ham, AL
35243

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY



That in consideration of One Hundred Sixty Four Thousand dollars and Zero cents (\$164,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Debra A. Ferguson and husband, Philip L. Garner, (herein referred to as grantors) do grant, bargain, sell and convey unto James H. Shivers and Elizabeth Shivers (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$0.00 of the purchase price was paid from the proceeds of a mortgage loan closed 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 have hereunto set my hand and seal, this 27th day of April, 2012.

_____	(Seal)	<u>Debra A. Ferguson</u>	(Seal)
		Debra A. Ferguson	
_____	(Seal)	<u>Philip L. Garner</u>	(Seal)
		Philip L. Garner	
_____	(Seal)	_____	(Seal)
		_____	(Seal)

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Debra A. Ferguson and Philip L. Garner whose names are 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of April, 2012.


My Commission Expires: 10-16-12

Quint J. Paxon
Notary Public

EXHIBIT A

Commence at the NE corner of the NE ¼ of the SE ¼ of Section 34, Township 24 North, Range 15 East, Shelby County, Alabama; thence South 90 degrees 00 minutes 00 seconds West, a distance of 670.00 feet; thence South 00 degrees 00 minutes 00 seconds East a distance of 301.00 feet; thence South 87 degrees 30 minutes 00 seconds West, a distance of 34.86 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 35.00 feet; thence South 15 degrees 43 minutes 32 seconds West a distance of 124.97 feet; thence North 82 degrees 40 minutes 19 seconds East, a distance of 50.99 feet; thence North 09 degrees 00 minutes 00 seconds East a distance of 116.75 feet to the POINT OF BEGINNING. Situated in Shelby County, Alabama.

According to the survey of Rodney Shiflett, dated August 12, 2009.


20120501000149830 2/2 \$179.00
Shelby Cnty Judge of Probate, AL
05/01/2012 10:58:05 AM FILED/CERT

Shelby County, AL 05/01/2012
State of Alabama
Deed Tax:\$164.00