20130918000377150 1/2 \$18.00 Shelby Cnty Judge of Probate, AL 09/18/2013 10:54:13 AM FILED/CERT

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Brittany S. Rittman
John W. Rittman
1034 Chelsta Park Bend
Chelsea, Al. 35043

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)	KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)	

That in consideration of \$158,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Brian Ferguson and Carmen S. Ferguson Husband and Wife, whose mailing address is 45 A Blum ham St. Bham Al 35242 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Brittney S. Rittmann and John W. Rittmann, whose mailing address is 100 (he see large Bund Chelsea, Al 3504) herein referred to grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 2036 Chelsea Park Bend, Chelsea, AL 35043; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.

Subject to restrictions, reservations, conditions, and easements of record.

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

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.

Note; \$161,224.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 13th day of September, 2013.

Carmen S. Ferguson

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public for said County and in said State, hereby certify that Brian Ferguson and Carmen S. Ferguson whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 13^{-}

Notary Public

Commission Expies 10 31 2012

S13-2689

EXHIBIT "A" Legal Description

Lot 2-03, according to the Plat of Chelsea Park 2nd Sector, as recorded in Map Book 34, Page 22, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 2nd Sector, and recorded as Instrument No. 20041014000566960 (which, together with all amendments thereto, are thereinafter collectively referred to as the "Declaration").