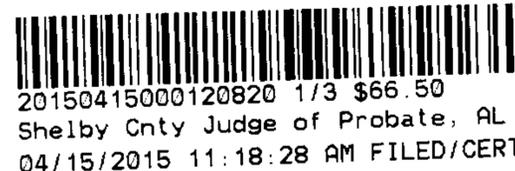


This instrument was prepared without benefit of title evidence or survey by:

Grantee's address:  
406 Hwy 36  
Chelsea, AL 35043

William R. Justice  
P.O. Box 587, Columbiana, Alabama 35051



**WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY COUNTY** KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Janice F. McGuire, fka Janice K. Ferguson (herein referred to as GRANTOR) does grant, bargain, sell and convey unto W. J. Ferguson (herein referred to as GRANTEE) all of my undivided right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land situated in the NE<sup>1</sup>/<sub>4</sub> of the SE<sup>1</sup>/<sub>4</sub> of Section 5, Township 20 South, Range 1 West, more particularly described as follows: Beginning at a point where the West boundary of said NE<sup>1</sup>/<sub>4</sub> of said SE<sup>1</sup>/<sub>4</sub> intersects the Northern boundary of the Chelsea-Simmsville Public Road, which said point is marked by an iron stob; thence run Northerly along the West boundary of said <sup>1</sup>/<sub>4</sub>-<sup>1</sup>/<sub>4</sub> section a distance of 300 feet; thence turn right and run Easterly a distance of 190 feet; thence turn right and run Southerly parallel with the West line of said <sup>1</sup>/<sub>4</sub>-<sup>1</sup>/<sub>4</sub> section a distance of 306 feet, more or less, to the Northern boundary of said Chelsea-Simmsville Public Road; thence Westerly along the Northern boundary of said Chelsea-Simmsville Public Road to the point of beginning.

GRANTOR is one and the same as Janice K. Ferguson.

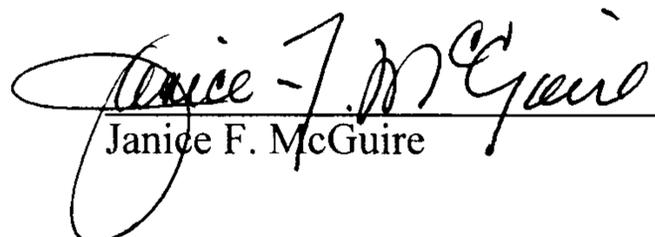
The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators

shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 27<sup>th</sup> day of February, 2015.

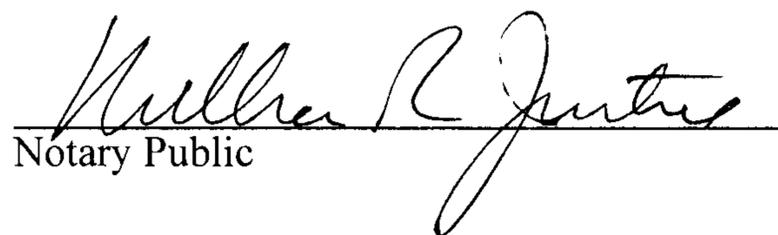
  
Janice F. McGuire

STATE OF ALABAMA  
SHELBY COUNTY                      General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Janice F. McGuire, 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 27<sup>th</sup> day of February, 2015.



  
Notary Public

  
20150415000120820 2/3 \$66.50  
Shelby Cnty Judge of Probate, AL  
04/15/2015 11:18:28 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Janice F. McGuire
Mailing Address 51 Ferguson Dr
Chelsea, AL 35043

Grantee's Name W.J. Ferguson
Mailing Address 406 Hwy 36
Chelsea, AL 35043

Property Address 406 Hwy 36
Chelsea

Date of Sale 2-27-15
Total Purchase Price \$

or
Actual Value \$

or
1/2 Assessor's Market Value \$ 46,300.00



20150415000120820 3/3 \$66.50
Shelby Cnty Judge of Probate, AL
04/15/2015 11:18:28 AM FILED/CERT

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
Sales Contract
Closing Statement
Appraisal
Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 2-27-15

Print Janice F. McGuire

Unattested
(verified by)

Signed Janice F. McGuire
(Grantor/Grantee/Owner/Agent) circle one