

1/3 \$21,650

1,000

WARRANTY DEED--JOINT TENANCY

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notice to:
Harold K Ferguson
437 Ves Trace
Vestavia Hills, AL 35216

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection and the settling of a family succession, to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency whereof is acknowledged, we, Harold K Ferguson, an unremarried widower, of 437 Ves Trace, Vestavia Hiills, AL 35216; Richard Hayes Ferguson, a married man, of 2621 E 35th Street, Tulsa, OK 74105; and Carol Ann Ferguson Priebe, a married woman, of 812 Reynolds Crest, Vestavia Hills, AL 35242; reserving a life estate therein in favor of Harold K Ferguson only, do grant, bargain, sell, and convey unto RICHARD HAYES FERGUSON, of 2621 E 35th Street, Tulsa, OK 74105, reserving a life estate in Harold K Ferguson only, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the SE corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, §13, Twp 22S, R4W; Thence westerly along the S boundary of said $\frac{1}{4}\frac{1}{4}$ § 777.88 feet for the point of beginning: Thence continue westerly along the last named course 546 feet to the E boundary of lands previously owned by Harold K Ferguson (on January 2, 1981); thence northerly along said E boundary of said Ferguson land to the point of intersection with the S boundary of another tract of land owned on January 2, 1981 by the said Harold K Ferguson; thence easterly along said S boundary of said tract to the intersection with the westerly right of way line of Shelby County Highway #10; thence southeasterly along said boundary of said right of way to the intersection with the Mary Elizabeth Mine road; thence southerly along said mine road to the point of beginning. Containing ± 12 acres.

Source of title: A warranty joint tenancy deed from Vincent C Tingle and wife



20160308000073330 1/4 \$46.00
Shelby Cnty Judge of Probate, AL
03/08/2016 10:21:37 AM FILED/CERT

Shelby County, AL 03/08/2016
State of Alabama
Deed Tax: \$22.00

Doris M Tingle executed 03 January 1981 and recorded 05 January 1981 at book 330, page 497 of the Shelby County Alabama Probate records. Barbara A Ferguson, named in source deed, died on February 6, 1996, without alienating or hypothecating her title. It is the intent of this instrument to convey the property described in the source deed whether or not correctly described above.

The conveyed property forms no part of nor adjoins the homestead of any grantor herein. Each grantor possesses other property which does serve as homestead.

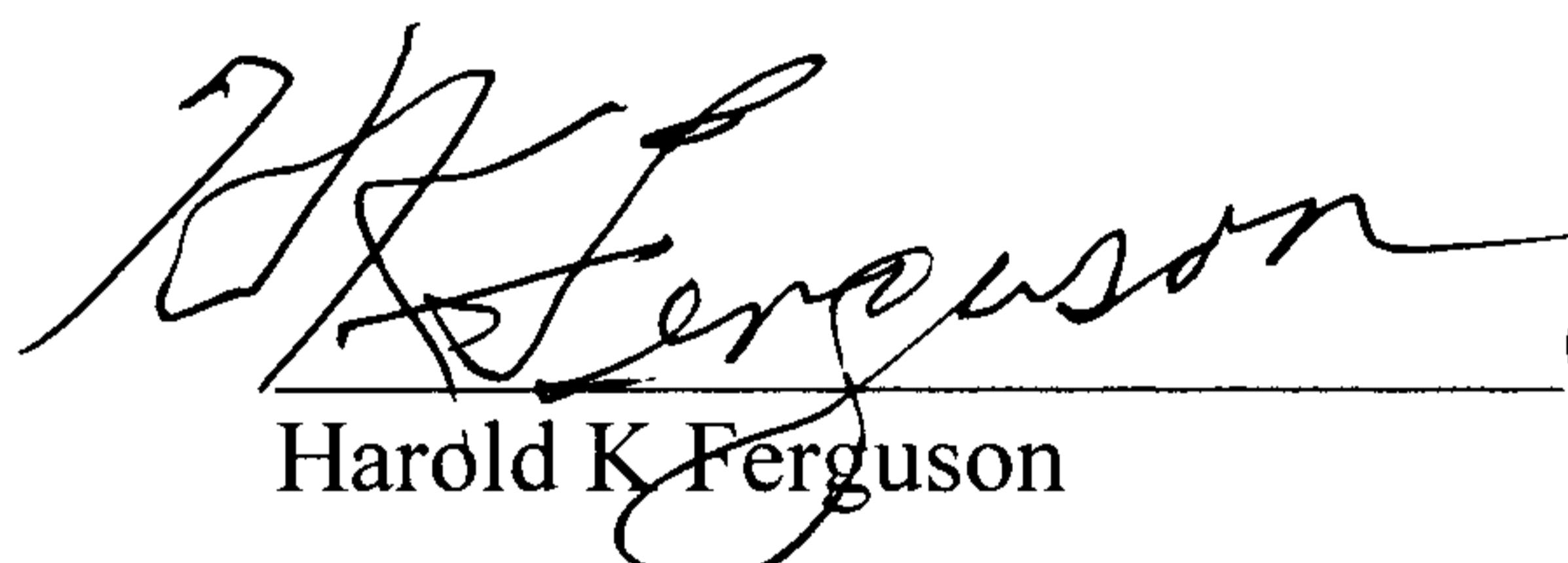
To have and to hold to the said grantee, and to his heirs and assigns forever, together with every contingent remainder and right of reversion.

We do for ourselves and for our heirs, executors, and administrators covenant with the said grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors, and administrators shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

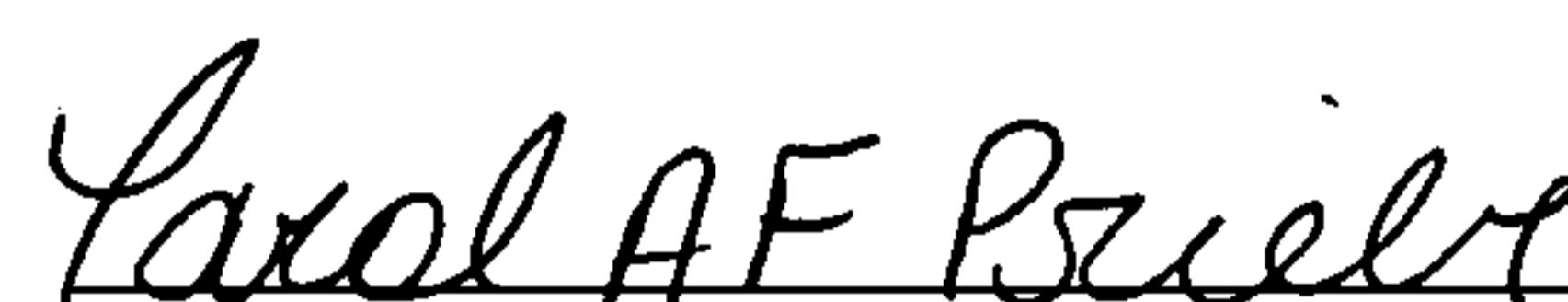
In witness whereof, we have set our hands and seals, this 23 December 2015.

Witness:

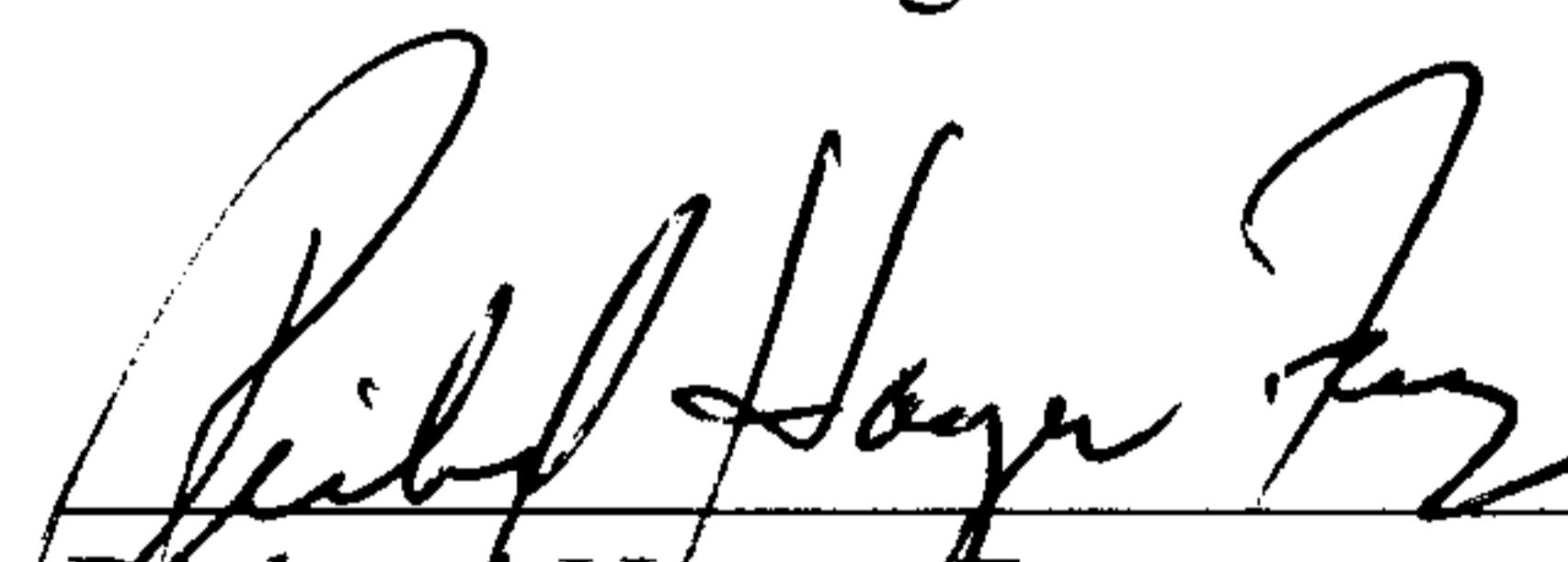
Steve Sears


(Seal)
Harold K Ferguson

Steve Sears


(Seal)
Carol Ann Ferguson Priebe

Reedie O'Leary


(Seal)
Richard Hayes Ferguson



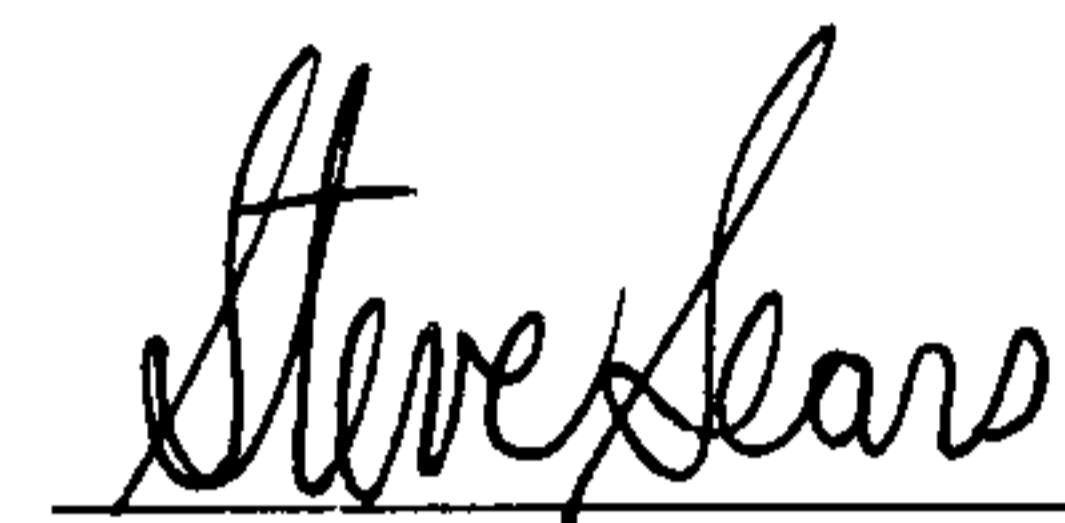
20160308000073330 2/4 \$46.00

Shelby Cnty Judge of Probate, AL

03/08/2016 10:21:37 AM FILED/CERT

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Harold K Ferguson and Carol Ann Ferguson Priebe, whose names are signed to the foregoing conveyance, and who are (made) 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 23 December 2015.



My commission expires 19 March 2018

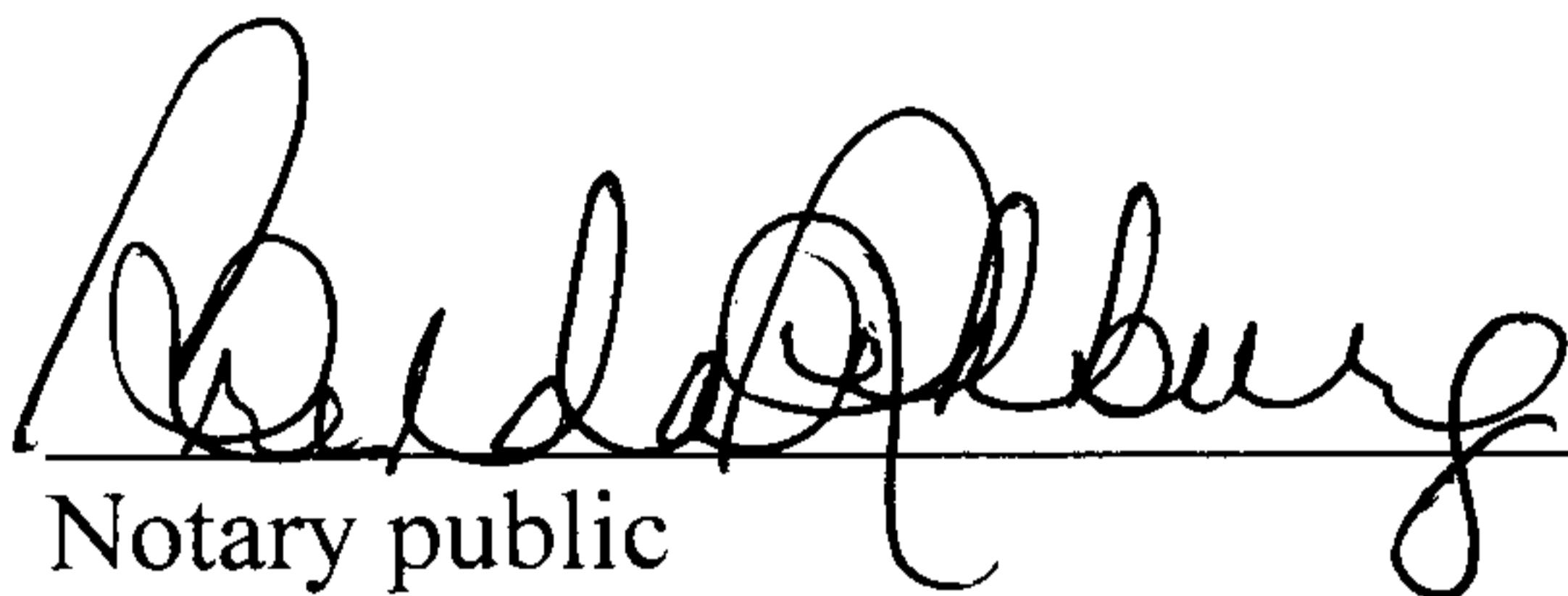
Notary public

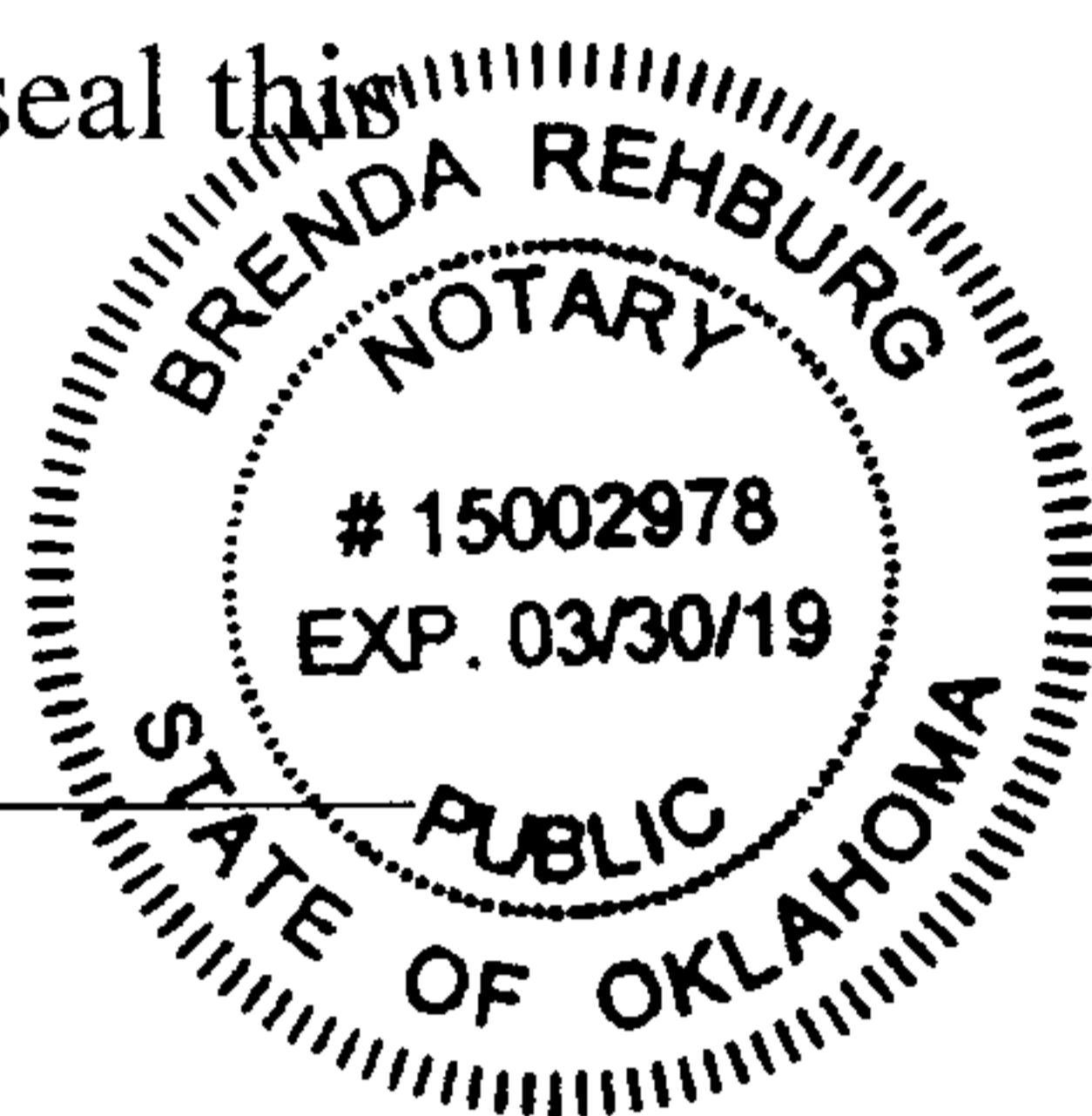


20160308000073330 3/4 \$46.00
Shelby Cnty Judge of Probate, AL
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I, the undersigned notary public, hereby certify that Richard Hayes Ferguson, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this


Brenda Rehburg
Notary public



20160308000073330 4/4 \$46.00
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