



20160316000085360 1/5 \$151.00
Shelby Cnty Judge of Probate, AL
03/16/2016 04:21:10 PM FILED/CERT

Quitclaim Deed

RECORDING REQUESTED BY _____

AND WHEN RECORDED MAIL TO:

Lisa M Ferguson, Grantee(s)
104 Wynlake Way
Alabaster, AL 35007

Consideration: \$ No consideration

Property Transfer Tax: \$ _____

Assessor's Parcel No.: 23 522 0 006 002.00

PREPARED BY: Bart Edward Ferguson certifies herein that he or she has prepared this Deed.

Bart E Ferguson
Signature of Preparer

03/16/2016
Date of Preparation

Bart E Ferguson
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 03/16/2016 in the County of Shelby, State of Alabama, by Grantor(s), Bart Edward Ferguson, whose post office address is 1208 Elm Dr Alabaster, AL 35007, to Grantee(s), Lisa M Ferguson, whose post office address is 104 Wynlake dr Alabaster, AL 35007,

WITNESSETH, that the said Grantor(s), Bart Edward Ferguson, for good consideration and for the sum of Zero (\$ 0.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Shelby, State of Alabama and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Bart S Ferguson
Signature of Grantor

Bart Edward Ferguson
Print Name of Grantor

Signature of First Witness to Grantor(s)

Print Name of First Witness to Grantor(s)

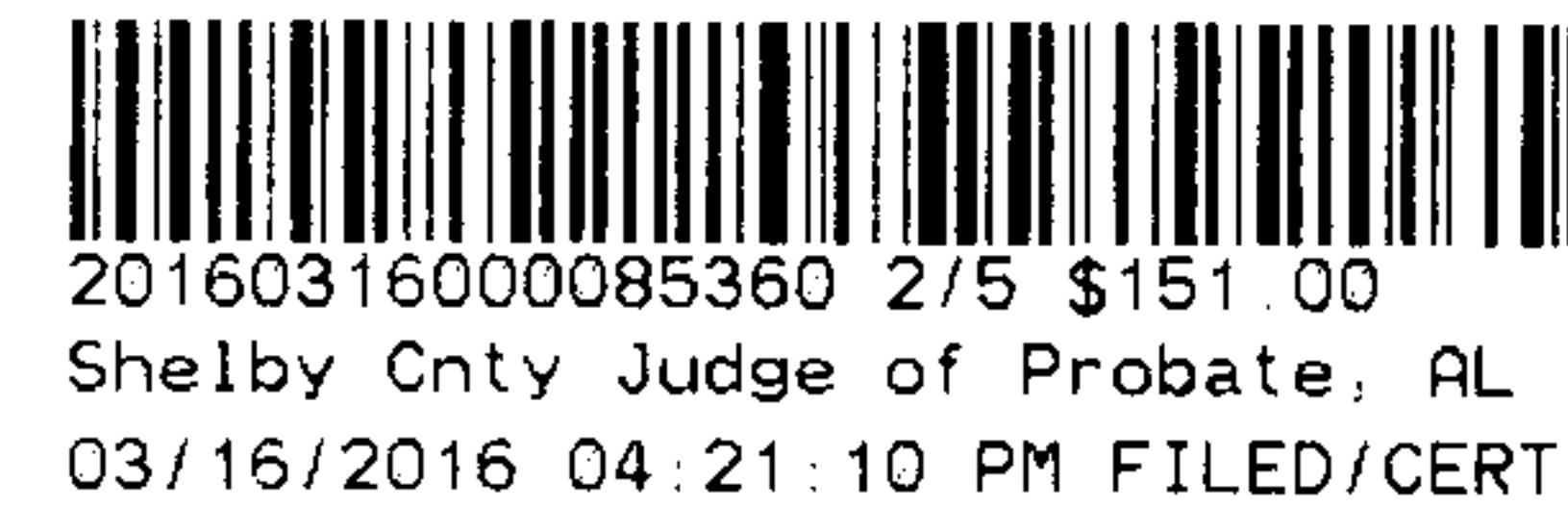
GRANTEE(S):

Liza Michele Ferguson
Signature of Grantee

Liza Michele Ferguson
Print Name of Grantee

Signature of First Witness to Grantee(s)

Print Name of First Witness to Grantee(s)



Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

Signature of Second Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Alabama

County of Shelby

On _____, before me, Heather Ammer Hartfield, a notary public in and for said state, personally appeared, Lisa M Ferguson, and Bart Edward Ferguson

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Heather Ammer Hartfield

Signature of Notary

Affiant Known _____ Produced ID ✓

Type of ID ALDL

(Seal)



2016031600085360 3/5 \$151.00
Shelby Cnty Judge of Probate, AL
03/16/2016 04:21:10 PM FILED/CERT

Exhibit A

20041129000648690 Pg 1/1 23.00
Shelby Cnty Judge of Probate, AL
11/29/2004 08:53:00 FILED/CERTIFIED

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Bart Ferguson and Lisa Ferguson
104 Wynlake Way
Alabaster, Alabama 35007

STATE OF ALABAMA
COUNTY OF SHELBY

20160316000085360 4/5 \$151.00
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Know All Men by These Presents: That in consideration of **Two hundred thirty nine thousand and no/100 (\$239,000.00)** to the undersigned grantor, a corporation, in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Shelby Homebuilders, Inc.** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Bart Ferguson and Lisa Ferguson** (herein referred to as grantee, as joint tenants of survivorship whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 2, according to the Survey of Phase I, Wynlake Subdivision, as recorded in Map Book 19, Page 156, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted

Subject to existing easements, restrictions, set-back lines, right of way, limitations, if any of record.

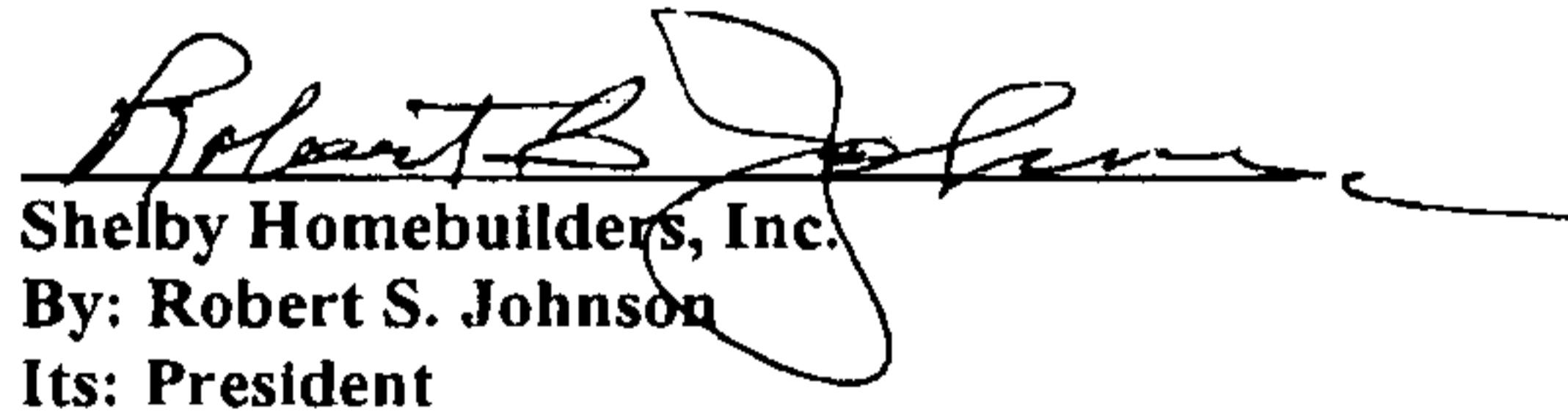
\$191,200.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

\$35,850.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, 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 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said grantor **Shelby Homebuilders, Inc.**, by Robert S. Johnson, its President, who is authorized to execute this conveyance, has hereunto set and seal(s) this 19th day of November, 2004.


Shelby Homebuilders, Inc.
By: Robert S. Johnson
Its: President

STATE OF ALABAMA
COUNTY OF SHELBY

I, B. CHRISTOPHER BATTLES, a Notary Public in and for said County, in said State, hereby certify that Robert S. Johnson, whose name as President of **Shelby Homebuilders, Inc.**, a corporation 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 this conveyance, he/she, as such officer and with full authority executed the same voluntarily for and as act of said corporation.

Given under my hand and official seal, this 19th day of November, 2004.

Notary Public
My Commission Expires: 02-25-05

Real Estate Sales Validation Form

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

Grantor's Name Bart E Ferguson
Mailing Address 1208 Elm Dr
Alabaster, AL 35007

Grantee's Name Lisa M Ferguson
Mailing Address 104 Wagnake way
Alabaster, AL 35007

Property Address 104 Wagnake way
Alabaster, AL 35007

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 249,100.00 1/2 interest

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) 124550

Bill of Sale
 Sales Contract
 Closing Statement

Appraisal
 Other


20160316000085360 5/5 \$151.00
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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 03/16/2016

Print Bart E Ferguson

Unattested

(verified by)

Sign Bart E Ferguson
(Grantor/Grantee/Owner/Agent) circle one