

Send tax notice to: Karsten F. Kampf, 1050 Chedworth Ct., Birmingham Al. 35242

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al. 35243

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of Shelby

20180302000069280  
03/02/2018 03:40:42 PM  
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three hundred twenty-five and no/100 (\$325,000.00) Dollars 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,

**Richard L. Ferguson, a married man, whose mailing address is:**  
Kybergstr. 15 82041 Oberhaching, Germany  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Karsten F. Kampf and Heidi Kampf, whose mailing address is:**  
1050 Chedworth Ct., Birmingham, Al. 35242

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real estate, situated in **Shelby** County, Alabama, the address of which is: 1050 Chedworth Ct., Birmingham, Al. 35242 to-wit:

Lot 1121, according to the Survey of Brook Highland, 11<sup>th</sup> Sector, Phase 1, an Eddleman Community, as recorded in Map Book 19, Page 68 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$315,250.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Grantor is a married man, however, the property described herein is not the homestead of the Grantor or his spouse.

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 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 we have hereunto set our hands(s) and seal(s) this 1<sup>st</sup> day of March, 2018.


Richard L. Ferguson by <sup>and</sup> through his agent Kristy Parker  
(Seal)  
RICHARD L. FERGUSON BY THE THROUGH HIS AGENT KRISTY PARKER

(Seal)

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Kristy Parker under Specific Durable Power of Attorney for Richard L. Ferguson, a married man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that being informed of the contents of the conveyance, she in her capacity as such Agent under Specific Durable Power of Attorney for Richard L. Ferguson has executed the same voluntarily on the day the same bears date.

Given under my hand this the 1<sup>st</sup> day of March, 2018.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires: 11/5/21

**ROBERT O MCNEARNEY III**  
Notary Public, Alabama State At Large  
My Commission Expires  
November 05, 2021



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/02/2018 03:40:42 PM  
\$19.00 CHERRY  
20180302000069280

