

This instrument was prepared by:
Ellis, Head, Owens, Justice & Arnold
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Jessica F. McClain & Alexander McClain
406 County Road 36
Chelsea, AL 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and No/00 Dollars (\$10.00) to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Ricky L. Ferguson and wife, Kim Ferguson (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **Jessica F. McClain and Alexander McClain (herein referred to as grantee, whether one or more)**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

See Attached Exhibit "A" for legal description

Subject to 2020 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

TO HAVE AND TO HOLD to the said grantee, his, her or 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21st day of July, 2020.

Ricky L. Ferguson
Ricky L. Ferguson
Kim Ferguson
Kim Ferguson

STATE OF ALABAMA
SHELBY COUNTY


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Ricky L. Ferguson and Kim Ferguson**, who are signed to the foregoing conveyance, and who are 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 21st day of July, 2020.

My Commission Expires: 09-09-2023

Tammy L. Seale
Notary Public

Shelby County, AL 08/05/2020
State of Alabama
Deed Tax: \$218.50


20200805000332560 1/3 \$246.50
Shelby Cnty Judge of Probate, AL
08/05/2020 08:51:34 AM FILED/CERT

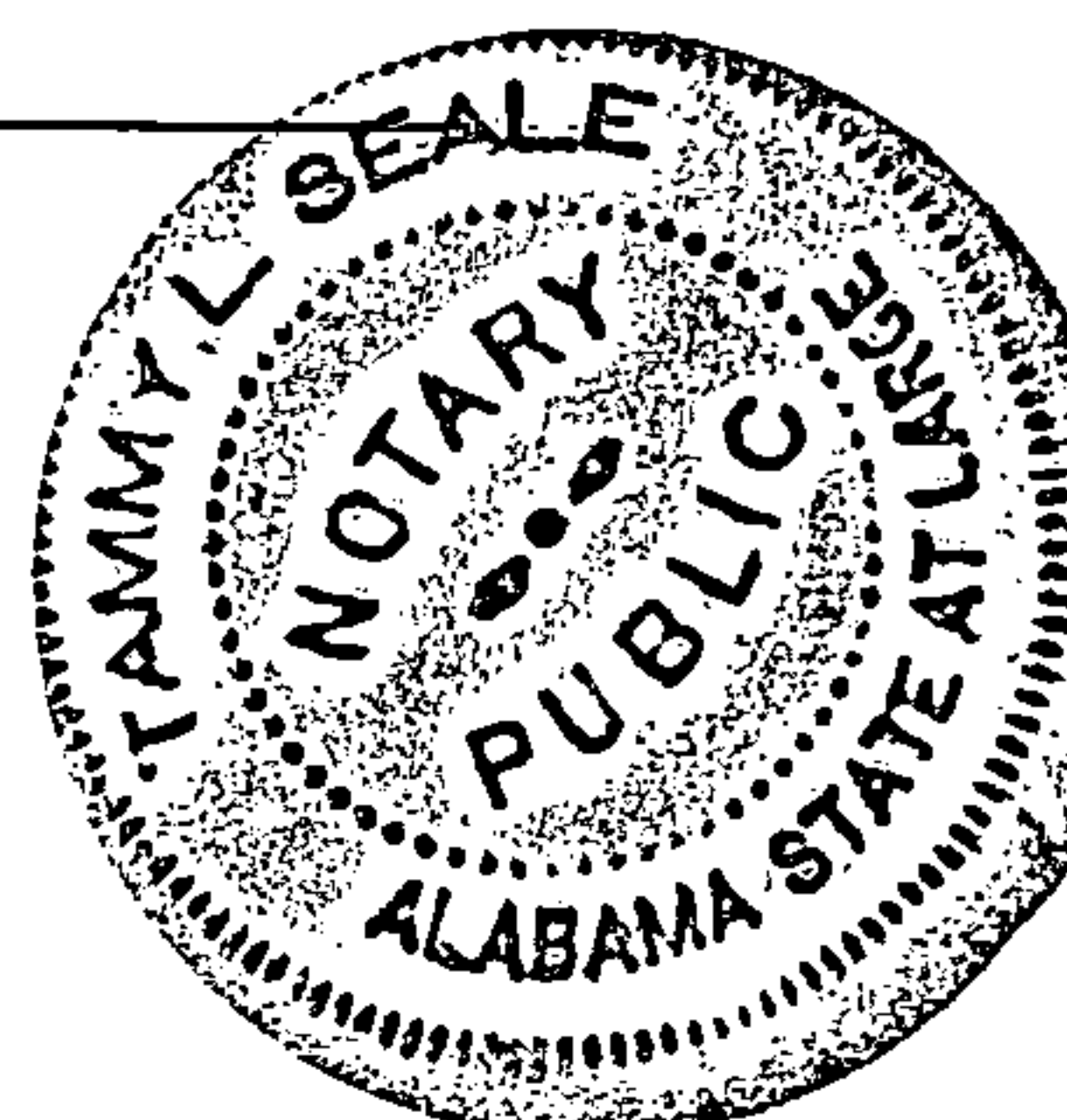



EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 5, Township 20 South, Range 1 West, more particularly described as follows: Commencing at a point where the West boundary of said NE $\frac{1}{4}$ of said SE $\frac{1}{4}$ 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 $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 300 feet to the point of beginning; thence continue along last described course a distance of 75 yards to an iron stob; thence Easterly and parallel with the South boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 130 yards to an iron stob; thence Southerly and parallel with said West boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 175 yards, 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 Southeast corner of the parcel of land conveyed this date by Grantors to W. J. Ferguson and Freddie Ferguson; thence turn right and run Northerly parallel to the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 306 feet, more or less, to the Northeast corner of the W. J. and Freddie Ferguson parcel; thence left and run Westerly a distance of 190 feet, more or less, to the point of beginning.

ALSO:

A parcel of land situated in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ 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 $\frac{1}{4}$ of said SE $\frac{1}{4}$ 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 $\frac{1}{4}$ - $\frac{1}{4}$ 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 $\frac{1}{4}$ - $\frac{1}{4}$ 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.


20200805000332560 2/3 \$246.50
Shelby Cnty Judge of Probate, AL
08/05/2020 08:51:34 AM FILED/CERT

RJ

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Ricky L. Ferguson & Kim Ferguson

Grantee's Name: Jessica F. McClain & Alexander McClain

Mailing Address 60 Ferguson Drive
Chelsea, AL 35043

Mailing Address: 406 County Rd 36
Chelsea, AL 35043

Property Address: Hwy 36, Chelsea, AL

Date of Sale 7-21-2020

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 218,140.00

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 – Warranty Deed

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 7-21-2020

Sign Ricky L. Ferguson
(Grantor/Grantee/Owner/Agent) circle one

Print Ricky L. Ferguson

☐ Unattested

(Verified by)

