

Send tax notice to: Christopher Ferguson, 112 Hickory St. Alabaster, Al. 35114

Prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al. 35243

CORPORATION FORM WARRANTY DEED JOINT TENANTS WITH RIGHT OF  
SURVIVORSHIP

STATE OF ALABAMA  
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Two hundred seventy-three thousand and no/100 (\$273,000.00)** Dollars, **the amount of which can be verified by the sales contract between the parties hereto** to the undersigned Grantor

**Eagles Investment Group, Inc., whose mailing address is:**  
**112 Hickory St. Maylene, AL 35114**

\_\_\_\_\_, an Alabama corporation (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto

Christopher Ferguson and Shanice Renee Reedy, **whose mailing address is:**  
**112 Hickory St., Alabaster, Al. 35114**

(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: 112 Hickory St., Alabaster, Al. 35114 to-wit:

Lot 21, according to the Survey of Woodland Hills First Phase Second Sector, as recorded in Map Book 5, Page 137 in the Probate Office of Shelby County, Alabama.

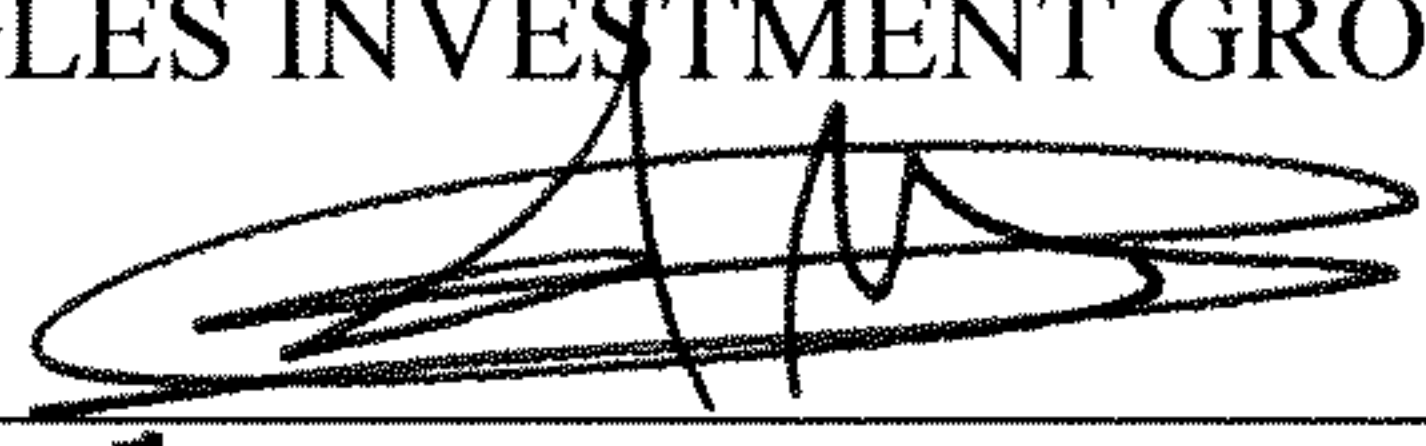
Subject to: All easements, restrictions and rights of way of record.

\$268,055.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 the 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 said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, THE SAID Grantor by its Director who is authorized to execute this conveyance, has hereto set its signature and seal this the 1 day of April, 2022.

EAGLES INVESTMENT GROUP, INC.

By: 

ITS: Amran Muthana, its  
Director

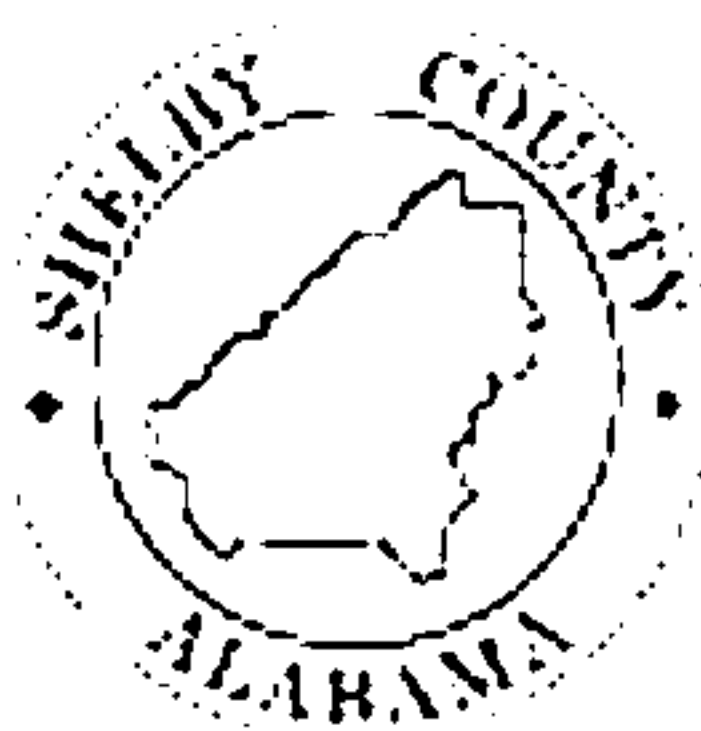
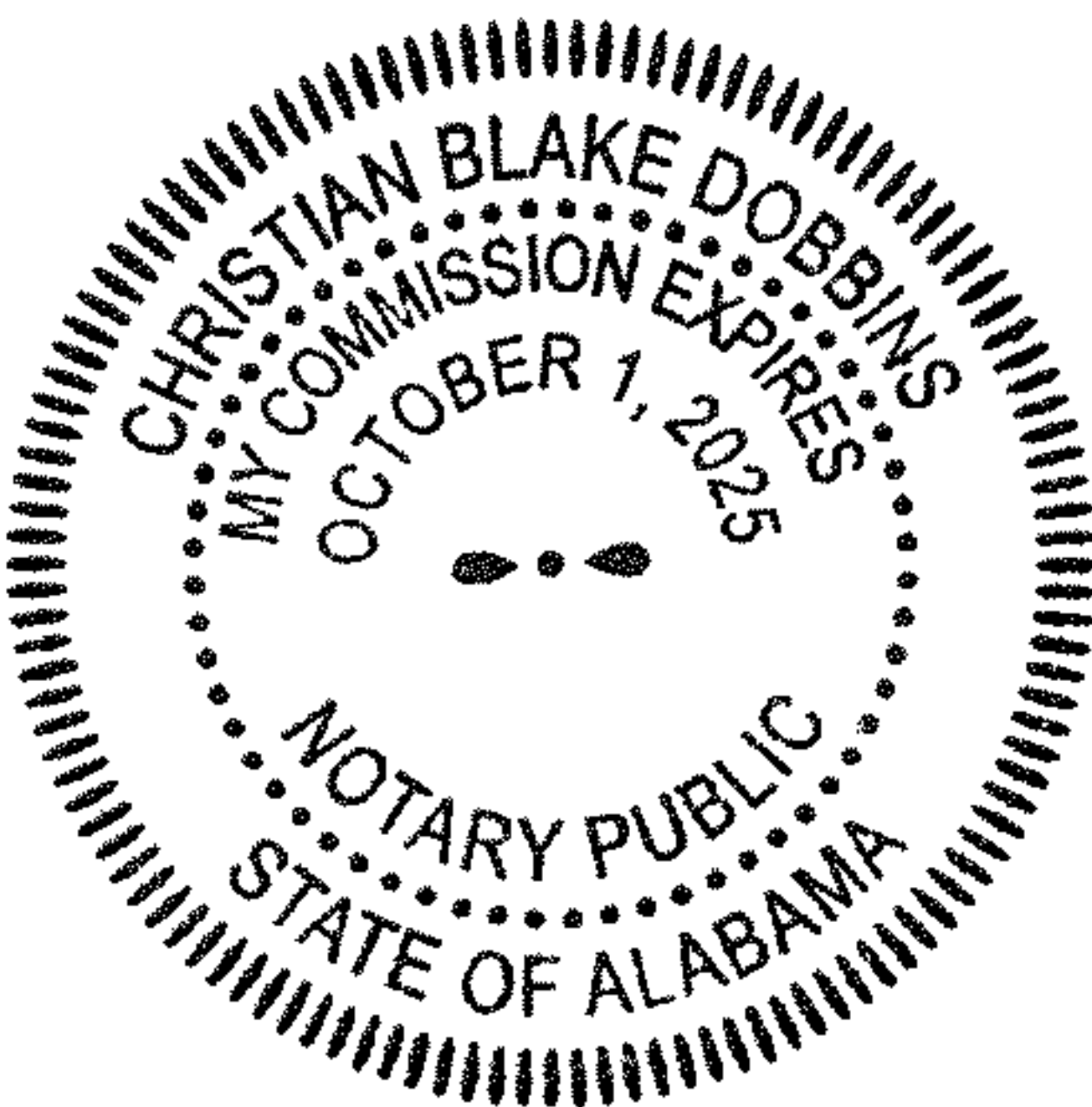
State of ALABAMA  
County of JEFFERSON

I, the undersigned, a Notary Public in and for said county in said state hereby certify that Amran Muthana whose name as Director of Eagles Investment Group, Inc., an Alabama 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 the conveyance, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 1 day of April, 2022.

  
NOTARY PUBLIC

My commission expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/04/2022 08:00:36 AM  
\$30.00 JOANN  
20220404000134460

Allie S. Bayl