

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
3 Office Park Circle, Ste 105
Birmingham, AL 35223

Send Tax Notice To:
Kevin D Ferguson, II
Devin Ferguson
7208 Westmoreland Dr.
Fairfield, AL 35064

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Sixty-Five Thousand and 00/100 Dollars (\$65,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Koski Construction Company

(herein referred to as "Grantor") does do grant, bargain, sell and convey unto

Kevin D Ferguson, II and Devin Ferguson

(herein referred to as Grantee), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 208, according to the Final Plat of The Woodlands, Sectors 2, 4 & 5, as recorded in Map Book 29, page 99, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees, 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 the 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 it is free from all encumbrances, except as 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 premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set its hand and seal this 28th day of December, 2023.

KOSKI CONSTRUCTION COMPANY

By: Joseph C. Koski
Joseph C. Koski, President

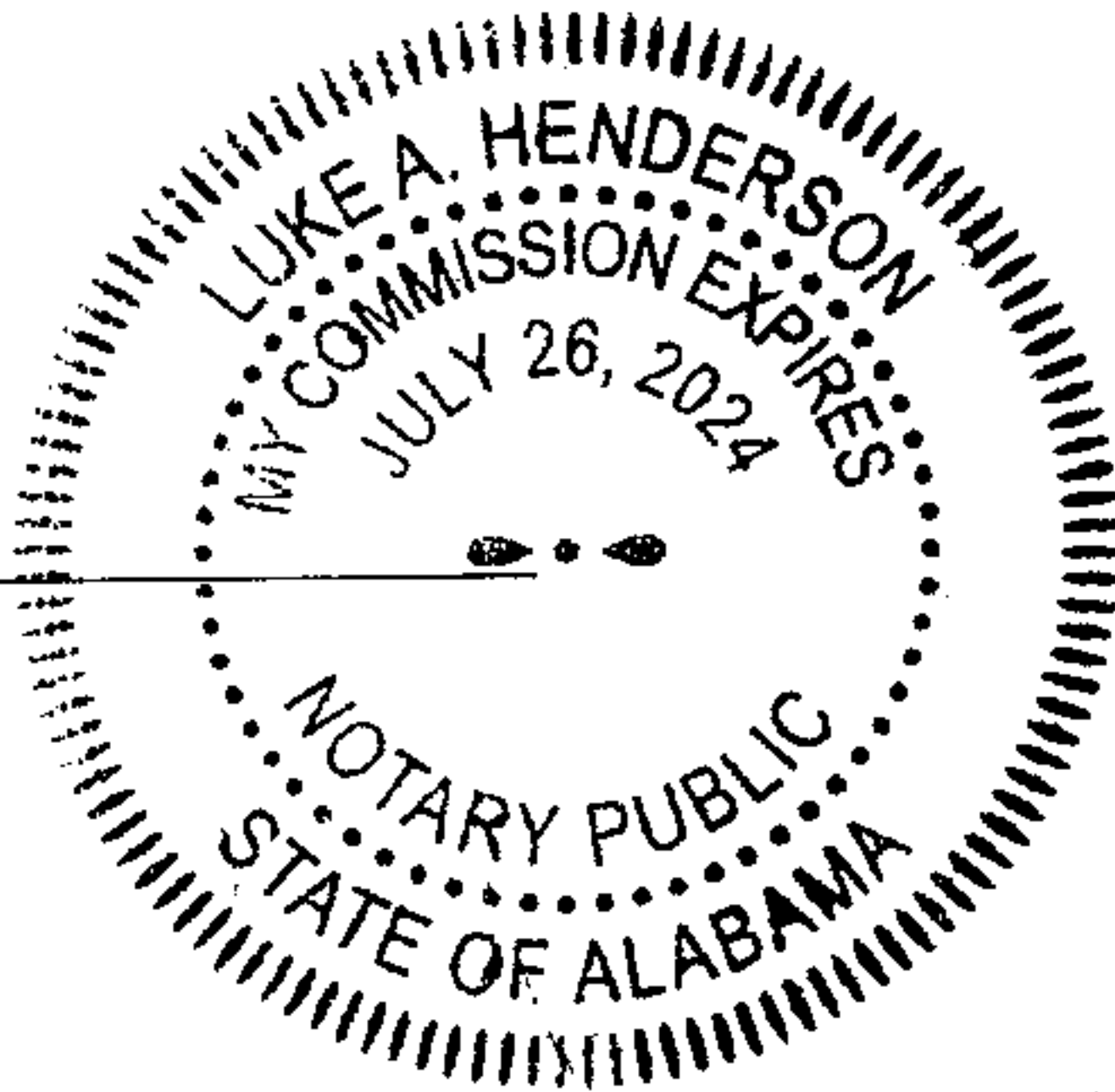
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Joseph C. Koski as President of Koski Construction Company whose name 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, Joseph C. Koski in his capacity as President and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this December 28, 2023.

My Commission Expires:

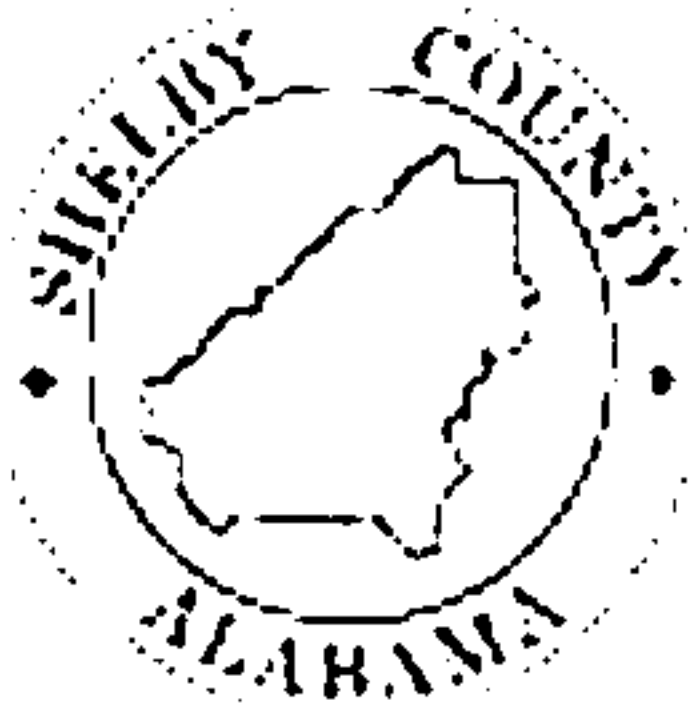
Luke A. Henderson
Notary Public



Grantor's Address: 2239 Avant Ln Hoover, AL 35226

Property Address: 1714 Oak Park Lane, Hoover, AL 35080

Parcel ID Number: 12 6 13 0 000 001.084



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
01/03/2024 08:32:57 AM
\$87.00 BRITTANI
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Allen S. Bayl