

SEND TAX NOTICE TO:

Ronald N. Ashley
(Name) Kathleen L. Ashley
2042 Club Road
(Address) Birmingham, AL 35244

This instrument was prepared by

(Name) Gene W. Gray, Jr.
2100 SouthBridge Parkway Suite 650
(Address) Birmingham, Alabama 35209

690

Form TICOR 5200 1-84
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWO HUNDRED TEN THOUSAND AND NO/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Daniel T. Baron and spouse, Mary K. Baron
(herein referred to as grantors) do grant, bargain, sell and convey unto

Ronald N. Ashley and Kathleen L. Ashley
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 28, according to the Amended Map of Riverchase Country Club, Phase II, as recorded in Map Book 8, Page 59, in the Probate Office of Shelby County, Alabama.

Subject to:
Advalorem taxes for the year 1992 which are a lien, but not due and payable until October 1, 1992;
Existing easements, rights of way and restrictions of record.

\$ 30,000.00 of the consideration was paid from the proceeds of a mortgage loan.

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180.00
5.00
4.00
189.00

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 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, I have hereunto set my hand(s) and seal(s), this 24th

day of January, 19 92.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

[Signature] (Seal)
Daniel T. Baron
[Signature] (Seal)
Mary K. Baron
By: *[Signature]* (Seal)
Daniel T. Baron, as Attorney in Fact.
for Mary K. Baron

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, Gene W. Gray, Jr., a Notary Public in and for said County, in said State,

hereby certify that Daniel T. Baron 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of January, A.D. 19 92

Gene W. Gray, Jr. Notary Public

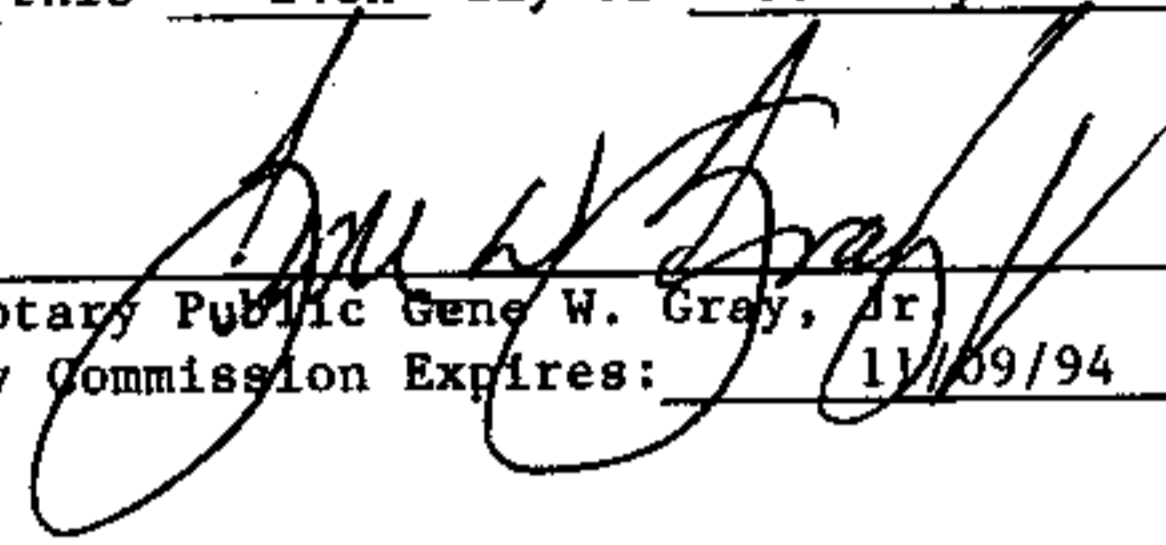
JURLEY, MONCUS & WARD, P.C.

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Daniel T. Baron whose name as Attorney In Fact for Mary K. Baron under that certain Durable Power of Attorney recorded on _____, 19____, in Real Volume 393, Page 370, in the Probate Office of Jefferson County, Alabama, is signed to the foregoing conveyance/instrument and is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance/instrument, he, in his capacity as such Attorney In Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this 24th day of January, 1992.


Notary Public Gene W. Gray, Jr.
My Commission Expires: 11/09/94

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1. Deed Tax	\$ 180.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 189.00

NOTARY PUBLIC
I CERTIFY THIS
INSTRUMENT WAS FILED
92 MAR -9 AM 10:52
REG. CLERK PROBATE

Return To:
Cortly, Finicus & Ward, P.C.
2200 SouthBridge Parkway
Suite 650
Birmingham, AL 35209