

This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Gary M. Ashcraft
210 Dale Drive
(Address) Montevallo, AL 35115

This instrument was prepared by

(Name) Michael T. Atchison, Attorney
(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Three Thousand Nine Hundred & no/100----- (\$73,900.00) DOLLARS

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

Gerald E. Topazi and wife, Shelby A. Topazi,

(herein referred to as grantors) do grant, bargain, sell and convey unto

Gary M. Ashcraft and wife, Amy B. Ashcraft,

(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 9A, Block 1, according to a Resurvey of Lots 9, 10, 11, Block 1, Green Valley, as recorded in Map Book 5, Page 126 in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

All above recited consideration was paid from a mortgage recorded simultaneously herewith.

Subject to taxes for 1995, easements, restrictions, permits and rights-of-way of record.

Inst # 1994-29222

09/26/1994-29222
03:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 9.50

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, we have hereunto set our hand(s) and seal(s), this 26th day of September, 19 94.

WITNESS:

(Seal)

(Seal)

(Seal)

Gerald E. Topazi (Seal)
Gerald E. Topazi

Shelby A. Topazi (Seal)
Shelby A. Topazi

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gerald E. Topazi and wife, Shelby A. Topazi whose names 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 26th day of September, A. D., 19 94

Michael T. Atchison
Notary Public.
My Commission expires: 10/16/96

Inst # 1994-29222