## THIS INSTRUMENT PREPARED BY:

5002

Daniel M. Spitler, Attorney 1200 City National Bank Building Birmingham, Alabama 35203

ALABAMA TITLE CO., INC. WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

## State of Alabama

**JEFFERSON** 

COUNTY

Know All Men By These Presents,

See Mtg 346-337

That in consideration of Twenty-Eight Thousand Five Hundred and No/100---DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Cecil Motes and wife, Bonnie Motes

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

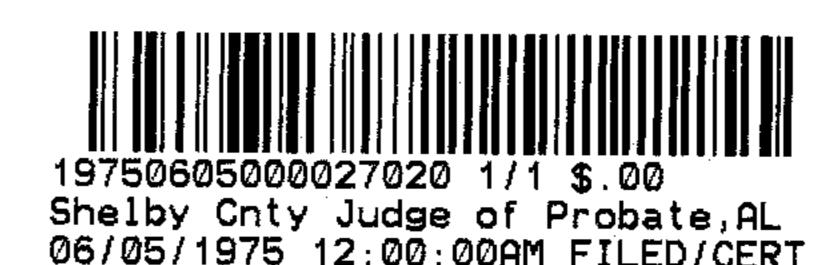
Jimmy F. Ashmore and wife, Barbara D. Ashmore

(herein referred to as GRANTEES) 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 Shelby . County, Alabama to-wit:

> Part of the South 1/2 of the NW4 of the SW4 of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Begin at the Northeast corner of said South 1/2 of the NW4 of SW4; thence run South along the East line thereof for 342.59 feet; thence an angle right of 112 degrees 19' and run in a Northwesterly direction 443.99 feet to the center of a public road; thence an angle right of 93 degrees 50° and run along said road 180.00 feet to the North line of said South 1/2; thence right and run in an Easterly direction along said North line 331.47 feet to the point of beginning.

Subject to easements and restrictions of record.

\$20,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And \*(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:

that \$\ \pi (we) have a good right to sell and convey the same as aforesaid; that \$\ \pi (we) will and \$\ \max \ (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.

our

IN WITNESS WHEREOF,

we.

have hereunto set

hand and seal

4th , this

day of

WITNESS:

June

. 19 75

are

they

General Acknowledgement

**JEFFERSON** 

COUNTY

the undersigned Cecil Motes and wife, Bonnie Motes

a Notary Public in and for said County, in said State,

hereby certify that signed to the foregoing conveyance, and who whose name S are me on this day, that, being informed of the contents of the conveyance

known to me, acknowledged before executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this

4th day of

FORM #ATC-3