

THIS INSTRUMENT PREPARED BY:

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

5002

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

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 in Shelby County, Alabama to-wit:

Part of the South $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ 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 $\frac{1}{2}$ of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$; 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 $\frac{1}{2}$; 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.

BOOK 292 PAGE 500

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1975 JUN -5 AM 9:52

Reed M. J. 8.50

Conced M. J. 8.50

JUDGE OF PROBATE



19750605000027020 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/05/1975 12:00:00AM FILED/CERT

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~~ (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 ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 and seal, this 4th day of June, 19 75

WITNESS:

Cecil Motes

Bonnie Motes

State of

ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cecil Motes and wife, Bonnie Motes 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 4th day of June A. D., 19 75.

Daniel M. Spitler

Notary Public