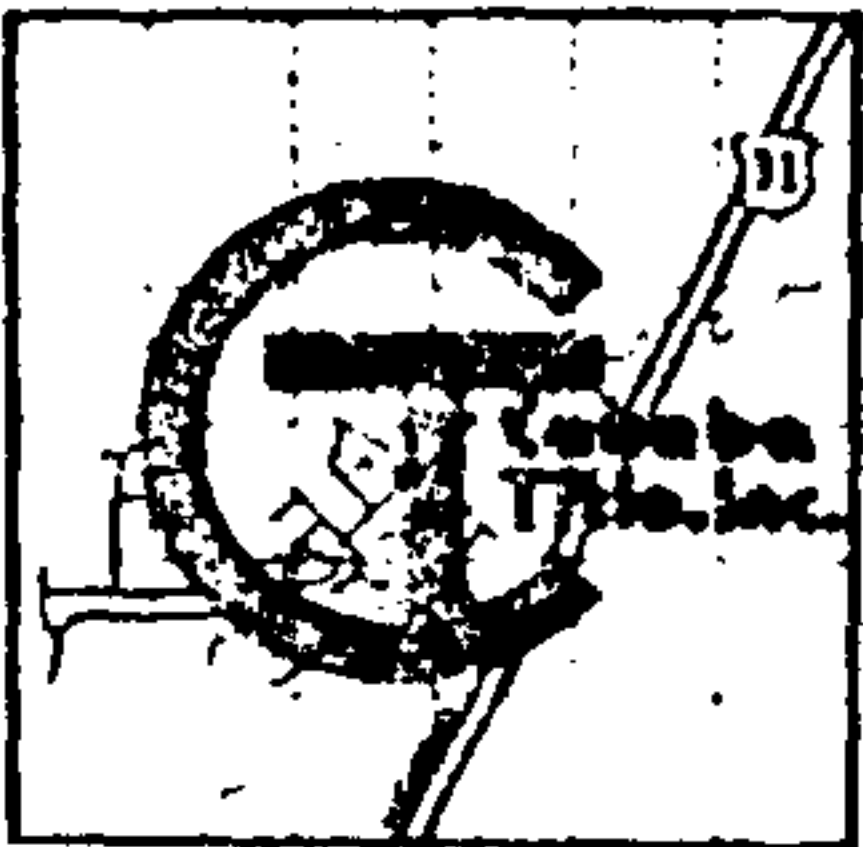


This instrument was prepared by

(Name) DANIEL M. SPITLER

Attorney at Law

(Address) 1972 Chandalar Office Park
Pelham, Alabama 35124



This Form furnished by:

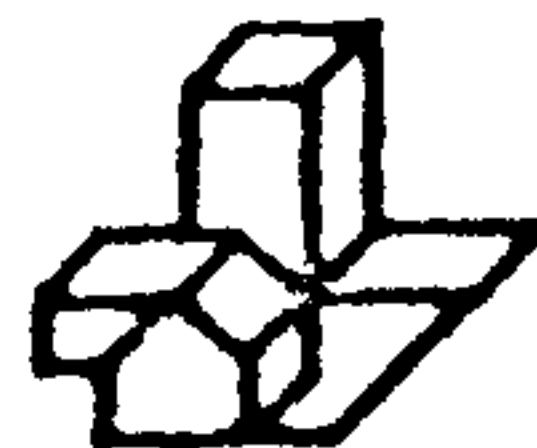
Cahaba Title, Inc.

Highway 31 South at Valleydale Road

P O Box 689

Pelham, Alabama 35124

Telephone 988-5600



AGENT FOR

ST. PAUL TITLE



19811026000113530 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
10/26/1981 00:00:00 FILED/CERTIFIED

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Thousand Seven Hundred and no/100 (\$7,700.00) DOLLARS

to the undersigned grantor, Citizens Bank and Trust Company a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

✓ Joseph Warren Ashmore and Monica C. 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:

A parcel of land located in Fractional Section 12, Township 24 North, Range 12 East, more
particularly described as follows:

From the Northwest corner of Fractional Section 12, Township 24 North, Range 12 East, run
South along the West boundary line of said Section 12 a distance of 510 feet; thence turn an
angle of 79 deg. 27 min. to the left and run a distance of 266.5 feet to the point of beginning
of the parcel herein described; thence continue along the same course a distance of 236.5 feet
to a point; thence turn an angle of 79 deg. 27 min. to the right and run a distance of 170.0
feet; thence turn an angle of 100 deg. 33 min. to the right and run a distance of 236.5 feet;
thence turn an angle of 79 deg. 27 min. to the right and run a distance of 170.0 feet to the
point of beginning; being situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

And as further consideration the Grantees herein expressly assume and promise to pay that
certain mortgage to Real Estate Financing, Inc. recorded in Mortgage Book 376, Page 623,
which said mortgage was assigned to Federal National Mortgage Association as shown by Misc.
Book 24 Page 956 in the Office of the Judge of Probate of Shelby County, Alabama, according
to the terms and conditions of said mortgage and the indebtedness thereby secured.

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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

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 same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23rd day of October 19 81.

ATTEST:

CITIZENS BANK AND TRUST COMPANY

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

DOCUMENT WAS FILED

By

CARL F. GRIMES

President

STATE OF ALABAMA 1981 OCT 26 AM 11:32
COUNTY OF SHELBY

Deed TAX 8.00
Rec 1.50
Gred 1.00
10.50

I, the undersigned

a Notary Public in and for said County in said

State, hereby certify that

Carl F. Grimes

whose name as

President of Citizens Bank and Trust Company

a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the 23rd day of October

1981.

Form ALA-33

Daniel M. Sp

[Signature]
Notary Public