

This Instrument Was Prepared By:
 DANIEL M. SPITLER
 Attorney at Law
 108 Chandalar Drive
 Pelham, Alabama 35124

MAIL TAX NOTICE TO:

Mr. Wayne G. Ashley

1912 11th Place NW

Atlanta, GA 30315

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

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of FIFTEEN THOUSAND AND NO/100 DOLLARS (\$15,000.00) to the undersigned GRANTOR, ROY MARTIN CONSTRUCTION, INC., a corporation (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

WAYNE G. ASHLEY and wife, NANCY R. ASHLEY

(herein referred to as GRANTEEES) 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:

Book 176 page 671
 A parcel of land situated in the South 1/2 of the NW 1/4 of Section 16, Township 21 South, Range 3 West, described as follows: Commence at the Southeast corner of the SE 1/4 of the NW 1/4 of Section 16 and go South 89 deg. 34 min. 35 sec. West along the South boundary of the NW 1/4 of said Section 1590.83 feet; thence North 5 deg. 41 min. East for 71.71 feet to the point of beginning; thence North 18 deg. 30 min. East for 661.35 feet to the Westerly boundary of Big Oak Drive; thence for four (4) courses along said boundary as follows: (go Northwesterly along a curve 51.90 feet to a point of tangent; thence North 7 deg. 16 min. West for 279.97 feet to the beginning of a curve to the left, said curve having a central angle of 78 deg. 48 min. 15 sec. and a radius of 70.00 feet; thence along said curve 96.28 feet; thence North 86 deg. 04 min. 15 sec. West for 150.00 feet to a point of intersection of the Southerly boundary of Big Oak Drive and the center of Beaver Dam Creek) thence four (4) courses up the center of said creek as follows: (go South 18 deg. 22 min. 39 sec. East for 66.93 feet; thence South 4 deg 56 min. 24 sec. East for 353.10 feet; thence South 13 deg. 29 min. 45 sec. East for 51.42 feet; thence South 7 deg. 21 min. West for 82.76 feet); thence South 0 deg. 38 min. East for 476.97 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Restrictions, covenants and conditions as set out in instrument recorded in Real 57 page 473 and Real 46 page 169 in Probate Office of Shelby County, Alabama.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 119 page 456; Deed Book 142 page 45; Deed Book 102 page 256 and Deed Book 105 page 252 in Probate Office of Shelby County, Alabama.

Right of Way granted to South Central Bell by instrument recorded in Real 64 page 970 and Real 66 page 484 in Probate Office of Shelby County, Alabama.

Right of Way granted to City of Alabaster by instrument recorded in Real 57 page 471 in Probate Office of Shelby County, Alabama.

Easement to South Central Bell as shown by instrument recorded in Real 52 page 994 in Probate Office of Shelby County, Alabama.

Rights of riparin owners in and to the use of said Beaver Dam Creek. Less and except any part of subject property lying within Beaver Dam Creek.

Flood rights, if any, of Beaver Dam Creek.

\$13,851.35 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEEES 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs 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, hereto set its signature and seal, this 21st day of March, 1988.

ROY MARTIN CONSTRUCTION, INC.

BY: Roy L. Martin
Roy L. Martin, President

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BOOK STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin whose name as President of ROY MARTIN CONSTRUCTION, INC., 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, on the day the same bears date.

Given under my hand and official seal this 21st day of March, 1988.

(NOTARIAL SEAL)

[Signature]
Notary Public

STATE OF ALABAMA
NOTARY PUBLIC
SHELBY COUNTY

88 MAR 24 AM 8:52

CLERK OF COURSE

1. Deed Tax	\$ <u>1.50</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>7.50</u>