

SEND TAX NOTICE TO:

(Name) Michael C. Ashe

(Address) _____

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

Post Office Box 822

(Address) Columbiana, Alabama 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 ONE HUNDRED THIRTY TWO DOLLARS AND NO/100-----(\$132,000.00) DOLLARS

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

Richard C. Stewart, an unmarried man

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

Michael C. Ashe and wife, Diana W. Ashe

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Commence at the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 12, Township 24 North, Range 15 East, thence run East along the South line of said 1/4-1/4 section and the South line of Glasscock's Subdivision, as recorded in Map Book 4, Page 23, in the Probate Office of Shelby County, Alabama for 1,018 feet, more or less, to an iron pin at the Southeast corner of Lot 19, Block 5 of said Subdivision; thence 90 degrees 02 minutes 23 seconds left and run North along the East line of said subdivision for 185.00 feet to an iron pin; thence 100 degrees right in a Southeasterly direction for a distance of 65.00 feet; thence 54 degrees 30 minutes right in a Southeasterly direction for a distance of 118.50 feet to a point on a Westerly bank of Lay Lake as it presently exists, said point being the point of beginning; thence reverse last stated course and run Northwesterly for a distance of 118.50 feet; thence 54 degrees 30 minutes left and in a Northwesterly direction for a distance of 65.00 feet; thence 80 degrees right and in a Northerly direction for a distance of 30.00 feet; thence 90 degrees right and run East for 52 feet to an iron pin; thence 30 degrees left and run Northeasterly for 69.00 feet to an iron pin; thence 85 degrees right and run Southeasterly for 150.5 feet to a point on the West bank of Lay Lake as it presently exists; thence run generally in a Southwesterly direction along the meanderings of the West bank of Lay Lake to the point of beginning. Situated in Shelby County, Alabama.

According to the survey of William J. Finley, Alabama L.S. Reg No. 6009, dated April 25, 1985.

1. Deed Tax \$ 132.00

2. Mtg. Tax _____

3. Recording Fee 2.50

4. Indexing Fee 2.00

TOTAL 136.50

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, I have hereunto set my hand(s) and seal(s), this 28th

day of June, 19 89

WITNESS:

NOTARY PUBLIC
I CERTIFY THIS
INSTRUMENT WAS FILED

89 JUN 29 PM 3:22

STATE OF ALABAMA

Shelby

COUNTY }

I, the undersigned authority

hereby certify that Richard C. Stewart, an unmarried man

whose name 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 executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 28th day of June, A.D., 1989

Notary Public.