

This instrument was prepared by

(Name) Thomas L. Foster, Attorney

(Address) 1201 N. 19th St., B'ham, AL 35234

Send Tax Notice To: Mr. & Mrs. Vernon W. Ashe

name
5057 Pinehurst Terrace

address
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of --One Hundred Twenty Five Thousand Five Hundred and 00/100-- (\$125,500.00) DOLLARS

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

Keith Daryl Thompson and wife, Linda Brindley Thompson
(herein referred to as grantors) do grant, bargain, sell and convey unto

Vernon W. Ashe, Jr. and Linda Gail 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:

Lot 90, according to the Survey of Southern Pines, Second Sector, as recorded in Map Book 7, page 12, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

\$ 75,000.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1992-22575

10/07/1992-22575
11:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

001 MCD 58.00

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, we have hereunto set our hand(s) and seal(s), this 30th day of September, 1992

WITNESS:

(Seal)

(Seal)

(Seal)

Keith Daryl Thompson (Seal)
Keith Daryl Thompson

Linda Brindley Thompson (Seal)
Linda Brindley Thompson

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Keith Daryl Thompson and wife, Linda Brindley Thompson whose name s 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 30th day of September, A. D., 1992

Notary Public.