

THIS INSTRUMENT WAS PREPARED BY:

Ben L. Zarzaur, Attorney  
NAJJAR DENABURG, P.C.  
2125 Morris Avenue  
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Al T. Ashley  
Mary E. Ashley  
31 Oakdale Drive  
Montevallo, Alabama 35115

Inst #1992-29595

12/10/1992-29595  
10:08 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

THE STATE OF ALABAMA )  
COUNTY OF JEFFERSON ) : KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIFTY-NINE THOUSAND NINE HUNDRED AND NO/100, (\$59,900.00), DOLLARS, in hand paid to the undersigned, Herman V. Isbell, and spouse, Lori A. Isbell, (hereinafter referred to as "GRANTORS"), by Al T. Ashley and spouse, Mary E. Ashley, (hereinafter referred to as "GRANTEES"), the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto GRANTEES the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 31, according to the map and survey of Oakdale Estates, as recorded in Map Book 5, Page 98, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 1993.
2. 35 foot building line from Oakdale Drive; 10 foot easement along rear; 5 foot easement along West lot line; as shown on recorded map.
3. Right of Way granted to Alabama Power Company by instruments recorded in Volume 123, Page 433; Volume 112, Page 456; and Volume 275, Page 428.
4. Restrictions appearing of record in Misc. Volume 1, Page 191.

\$60,946.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey

the same as aforesaid; that we will and 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 hands and seals, this 4th day of December, 1992.

Herman V. Isbell (SEAL)  
Herman V. Isbell

Lori A. Isbell (SEAL)  
Lori A. Isbell

THE STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Herman V. Isbell and spouse, Lori A. Isbell, 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 December, 1992.

Karen Sue Underwood  
NOTARY PUBLIC  
My commission expires: 6/23/93

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002 MCD 11.50