

This instrument was prepared by

(Name) Sheffield, Sheffield, Sheffield,

(Address) 2976 Highway 31 South Suite A  
Pelham, Alabama 35124

Send Tax Notice To: Charles E. Ridgeway  
name

125 Ashford Lane

address

Alabaster, Alabama 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FOUR THOUSAND AND NO/100----- DOLLARS (\$104,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, John T. Compton, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto Charles E. Ridgeway and wife, Barbara T. Ridgeway

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

Shelby County, Alabama to-wit:

Lot 12, according to the Survey of Second Addition to Ashford Heights as recorded in Map Book 17 Page 29 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$98,800.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF JOHN A. COMPTON AS DEFINED BY THE  
CODE OF ALABAMA.

03/03/1994-07006  
02:53 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOI MCD 14.00

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 February, 19 94.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(Seal)

*John T. Compton* (Seal)  
*John T. Compton JTC* (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John T. Compton, a married man whose name(s) 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 February A.D., 19 94

*Judy D. Knight*  
the undersigned  
12-25-95

Notary Public