

SEND TAX NOTICE TO:

(Name) Evan James Midgette, Jr.

130 Cedar Cove Drive

(Address) Pelham, AL 35124

This instrument was prepared by

(Name) Richard W. Bell, Attorney at Law

3000 Riverchase Galleria

(Address) Suite 900  
Birmingham, AL 35244

Form 1-1-8 Rev. 5/93

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 Thousand and No/100 (\$100,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
James Ashley, a married man, and Minnie Lee Ashley, a single woman

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Evan James Midgette and Patricia I. Midgette, husband and wife

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

SHELBY County, Alabama to-wit:

A parcel of land in the NE 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Northwest corner of the NE 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, thence easterly along the North line of said 1/4 1/4 453.65 feet to the Southeasterly right of way margin of U.S. Highway 31 for a point of beginning; thence continue along last stated course and along and with said North 1/4 1/4 line 166.40 feet; thence 115 deg. 38 min. 59 sec. right 100.00 feet; thence 64 deg. 21 min. 01 sec. right 166.40 feet to the Southeasterly right of way margin of U.S. Highway 31; thence 115 deg. 38 min. 59 sec. right and along and with said Southeasterly right of way margin 100.00 feet to the North line of said 1/4 1/4 and the point of beginning; being situated in Shelby County, Alabama.

Subject to:

1. Property taxes for 1994 and subsequent years.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 101 page 511 in Probate Office, Shelby County, Alabama.

The above-described property is not the Homestead of the grantors or his spouse.

A Purchase Mortgage in the amount of \$90,000.00 of the above-recited consideration was executed simultaneously with the conveyance of the above-described property.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, 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 31st

day of August, 1994

WITNESS

Richard W. Bell (Seal)

(Seal)

(Seal)

STATE OF ALABAMA  
Jefferson COUNTY

I, Vickie Daniels

hereby certify that James Ashley, a married man, and Minnie Lee Ashley, a single woman,

whose name 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 31st. day of August A. D. 1994

Vickie Daniel

Notary Public.

12/21/95

Inst # 1994-26997

09/01/1994-26997  
10:51 AM CERTIFIED  
SHELBY COUNTY PROBATE  
18.50

09/01/1994-26997  
10:51 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SNA 18.50