

WARRANTY DEED with JOINT SURVIVORSHIP

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Jill Snyder Ash

53,000.00

PARCEL# 14-8-33-0-000-001.011

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED AND NO/100 DOLLARS (\$100.00), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, to the undersigned grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **RODNEY A. CATLETT AND WIFE, ANNE M. CATLETT** (herein referred to as Grantors) do grant, bargain, sell and convey unto **JILL SNYDER ASH AND JOSEPH R. ASH, JR.** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:


Commence at the Southeast corner of the Southwest Quarter of Southwest Quarter of Section 33, Township 20 South, Range 2 West; thence westerly along the South line of said Quarter-Quarter Section 92.63 feet; thence 67°44' right northwesterly 721.95 feet; thence 20°42'30" right northerly 190.0 feet to the point of beginning of tract of land herein described; thence continue along the last mentioned course 460.99 feet, to the North line of said Quarter-Quarter Section, said point being 348.03 feet West of the Northeast corner of said Quarter-Quarter Section; thence 88°21'08" left westerly along last mentioned Quarter-Quarter line 315.24 feet; thence 88°19'18" right, northerly 198.38 feet; thence 55°56'36" right northeasterly 351.76 feet; thence 91°09'45" right southeasterly 653.73 feet; thence 79°05'15" right southwesterly 457.38 feet to the point of beginning.


Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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 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 my 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 seal, this 7th day of December, 1994.



RODNEY A. CATLETT


ANNE M. CATLETT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **RODNEY A. CATLETT AND WIFE, ANNE M. CATLETT**, 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 the 7th day of December, 1994.

My Commission Expires: 11/20/96

zash.txt

Inst # 1994-36395

12/13/1994-36395
08:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 WCD 61.50

Inst # 1994-36395