

SEND TAX NOTICES TO:

Larry Frank Ashley
1518 Sequoia Trail
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Twelve Thousand Five Hundred and No/100 Dollars to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **ROLAND RAY MAGEE AND CINDY DEE MAGEE, HUSBAND AND WIFE**, (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto Larry Frank Ashley and Tommie Hall Ashley, (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 46, according to the Survey of Navajo Hills, 7th Sector, as recorded in Map Book 7, Page 95, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions, covenants, rights of way of record; taxes for 1997 and of subsequent years not yet due and payable.

\$ 90,000.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD the described premises to Grantee, their heirs, executors, successors and assigns forever.

AND THE GRANTOR does for themselves and their heirs, executors, successors and assigns, covenant with said Grantee, their heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and their heirs, executors, successors and assigns shall warrant and defend same to said Grantee, their heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 30th day of December, 1996.

Roland Ray Magee
ROLAND RAY MAGEE (Grantor)

Cindy Dee Magee
CINDY DEE MAGEE (Grantor)

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roland Ray Magee and Cindy Dee Magee, whose names are signed to the foregoing instrument, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 30th day of December, 1996.

Anne R. Strickland
NOTARY PUBLIC
My Commission Expires: 5-11-97

THIS INSTRUMENT PREPARED BY:
Anne R. Strickland, Attorney at Law
5330 Stadium Trace Parkway, Suite 250
Birmingham, AL 35244
(205) 733-1303

Inst # 1997-05338

ALA-War.ded

02/20/1997-05338
08:12 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCO 31.00

Inst # 1997-05338