

This instrument was prepared by

(Name) GENE W. GRAY, JR.

(Address) 2100 SOUTHBIDGE PARKWAY, #638  
BIRMINGHAM, ALABAMA 35209

Send Tax Notice To: ALLISON P. REES

name

1006 YELLOW LEAF LANE

address

MAYLENE, ALABAMA 35114

23-2-09-0-001-019.009

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of NINETY THREE THOUSAND FIVE HUNDRED AND NO/100----- DOLLARS (\$93,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, LISA M. ASHLEY AND HUSBAND, RONALD D. ASHLEY

(herein referred to as grantors) do grant, bargain, sell and convey unto ALLISON P. REES AND MARY B. REES

(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 57, ACCORDING TO THE SURVEY OF EAGLE WOOD ESTATES, FIRST SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 45, IN THE PROBATE OFFICE OF SHELBY COUNTY, SHELBY

SUBJECT TO:  
ADVALOREM TAXES FOR THE YEAR 1997 WHICH ARE A LIEN, BUT NOT DUE AND PAYABLE UNTIL OCTOBER 01, 1997.  
EASEMENTS AND BUILDING SETBACK LINE AS SHOWN ON RECORDED MAP.  
RESTRICTIONS APPEARING OF RECORD IN MISC. BOOK 24, PAGE 847; MISC. BOOK 36, PAGE 26; MISC. BOOK 37, PAGE 893 AND AS SHOWN ON RECORDED MAP.  
RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 312, PAGE 157.

\$93,252.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Inst # 1997-20774

07/02/1997-20774  
02:16 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 WCD 9.00

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, we have hereunto set our hand(s) and seal(s), this 26th day of June, 19 97.

(Seal)

Lisa M. Ashley

(Seal)

(Seal)

Ronald D. Ashley

(Seal)

(Seal)

(Seal)

General Acknowledgment

STATE OF ALABAMA

Jefferson COUNTY

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that LISA M. ASHLEY AND HUSBAND, RONALD D. ASHLEY whose name(s) 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 26th day of June A.D., 19 97

GENE W. GRAY, JR.

Notary Public