

Form furnished by LAND TITLE COMPANY

This instrument was prepared by

Holliman, Shockley & Kelly

(Name) 2491 Pelham Parkway
Pelham, AL 35124

(Address)

Send Tax Notice To:

Mark D. Frame
Kristine M. Frame

(Name) 748 6th Avenue S.W.
Alabaster, AL 35007

(Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, . . .

That in consideration of Ninety-One Thousand, Five Hundred and no/100-----Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Larry Frank Ashley and wife Tommie Hall Ashley

(herein referred to as grantors) do, grant, bargain, sell and convey unto

Mark D. Frame and Kristine M. Frame

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 1997 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$ 87,425.00 of the purchase price recited above ~~was paid~~ from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

10/07/1997-32540
09:03 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 15.50

TO HAVE AND TO HOLD, to 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 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 26th day of
September, 19 97.

_____(Seal)

_____(Seal)

Larry Frank Ashley (Seal)

Tommie Hall Ashley (Seal)
Tommie Hall Ashley

STATE OF ALABAMA
COUNTY OF SHELBY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Larry Frank Ashley and wife Tommie Hall 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, their, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 26th day of September, 1997.

8-29-97

Notary Public

Inst # 1997-32540

"EXHIBIT A"

West 125 feet of Lot 1, Block 3, according to the Map of J. G. Lacey Addition Subdivision, as recorded in Map Book 3 page 113 in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Begin at the NW corner of said Lot 1, thence run East along the North lot line 120.00 feet; thence turn Right 87 deg. 43 min. and run South 120.00 feet, parallel with the West lot line to a point on the North right of way (40 feet) of Sixth Avenue, Southwest, (Fulton Avenue - map) Alabaster, Alabama; thence turn Right 92 deg. 17 min. and run West 125.00 feet along said Avenue to the SW corner of said Lot 1 and the East right of way (40 feet) of 9th Street (Creek View Drive - map), thence turn Right 87 deg. 43 min. and run North 120.00 feet along said Street to the point of beginning; being situated in Shelby County, Alabama.