


SEND TAX NOTICE TO:  
Robert Darrell Ashworth, Jr.  
4037 Valley Vista Drive  
Camino, CA 95709

This instrument was prepared by:  
Joe Somma, Attorney at Law  
4317 Main Street  
Pinson, Alabama 35126

  
20030825000561560 Pg 1/2 55.00  
Shelby Cnty Judge of Probate, AL  
08/25/2003 10:40:00 FILED/CERTIFIED

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **One Hundred Thousand and No/100 Dollars (\$100,000.00)**, to the undersigned **GRANTOR** in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, **Janie J. Snider, an unmarried woman**, (herein referred to as **GRANTOR**), do grant, bargain, sell and convey unto **Robert Darrell Ashworth, Jr. and Vicki Lynn Ashworth**, (herein referred to as **GRANTEES**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, as described in the attached Exhibit A.

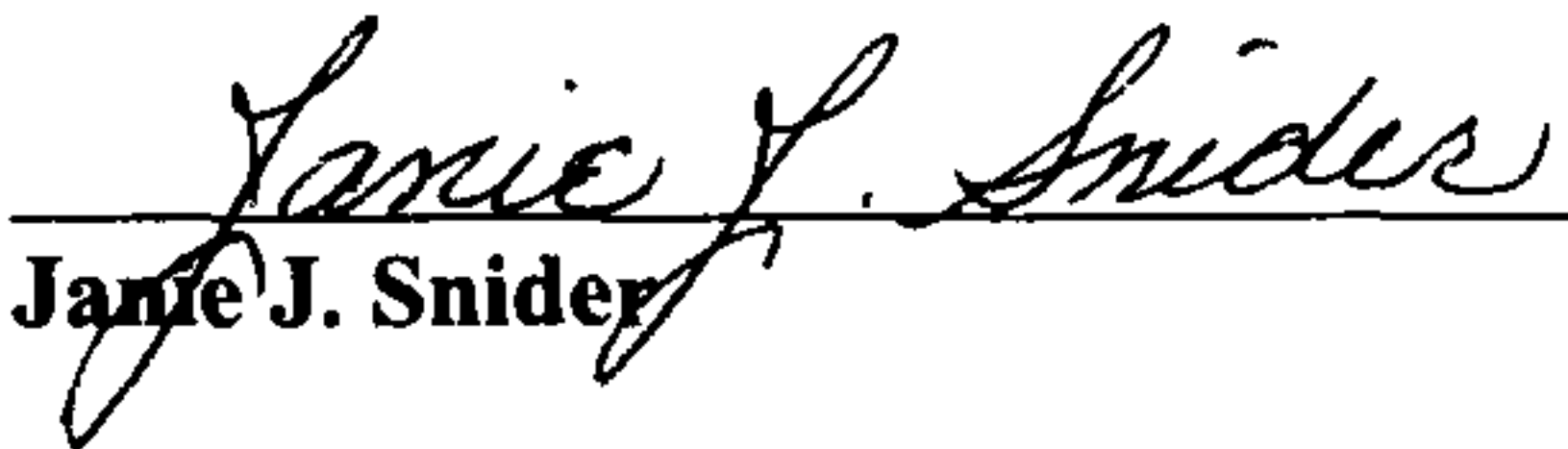
**SUBJECT TO 2003 TAXES AND THEREAFTER; RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD.**

**\$59,000.00 OF THE PURCHASE PRICE RECITED ABOVE WAS OBTAINED FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.**

**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 I do for myself and for my heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I 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.

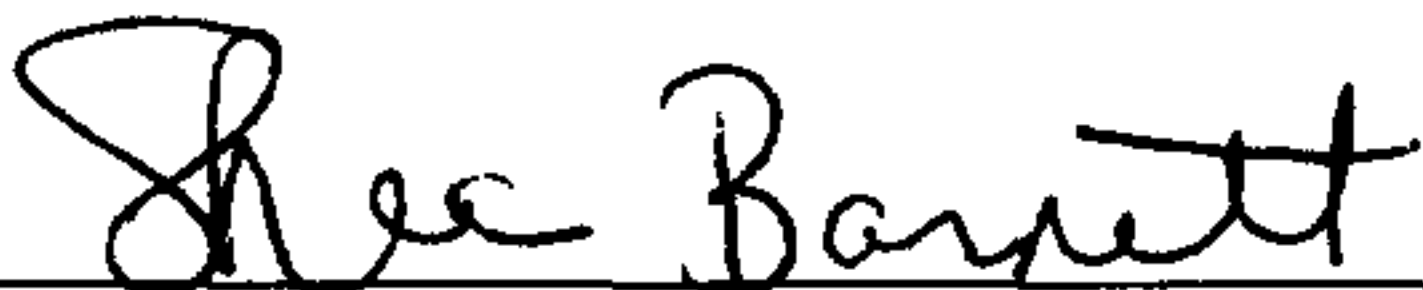
**IN WITNESS WHEREOF**, **GRANTOR** has hereunto set my hand and seal, this **7th day of August, 2003**.

 (Seal)  
Janie J. Snider

STATE OF ALABAMA  
SHELBY COUNTY

**I, the undersigned**, a Notary Public in and for said County, in said State, hereby certify that **Janie J. Snider**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of August, 2003.

  
Notary Public  
My commission expires

MY COMMISSION EXPIRES  
OCTOBER 21, 2006

WARRANTY DEED, JOINT TENANTS  
WITH RIGHT OF SURVIVORSHIP  
Closers' Choice

Preferred title

**EXHIBIT A**

**A PARCEL OF LAND SITUATED IN THE SE 1/4 OF THE NW 1/4, OF THE NE 1/4, OF THE SW 1/4, THE NW 1/4 OF THE SE 1/4, AND THE SW 1/4 OF THE NE 1/4, OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 2 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT AN IRON PIN ON THE NORTHEAST CORNER OF A BRIDGE CROSSING SPRING CREEK OR SPRING BRANCH ON SHELBY COUNTY HIGHWAY NO. 81, SAID POINT BEING IN THE NE 1/4 OF SW 1/4 OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 2 EAST; THENCE RUN DUE EAST PARALLEL WITH THE NORTH LINE OF SAID 1/4-1/4 SECTION TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID SHELBY COUNTY HIGHWAY NO. 81; THENCE RUN NORTHERLY ALONG THE EAST RIGHT OF WAY LINE OF SAID SHELBY COUNTY HIGHWAY NO. 81, A DISTANCE OF 340 FEET TO THE NORTH LINE OF AN EXISTING DRIVEWAY LEADING TO THE CLARA ELLIOTT LAND, WHICH IS THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED THENCE RUN SOUTHEASTERLY ALONG THE NORTH LINE OF SAID DRIVEWAY A DISTANCE OF 1333 FEET TO THE NORTHWEST CORNER OF SAID CLARA ELLIOTT LAND, SAID POINT BEING ON THE EAST LINE OF PROPERTY DESCRIBED IN DEED BOOK 220, PAGE 609, IN THE PROBATE RECORDS OF SHELBY COUNTY, ALABAMA; THENCE RUN NORTH ALONG THE EAST LINE OF SAID PROPERTY DESCRIBED DEED BOOK 220, PAGE 609, AND ALONG THE WEST LINE OF CURTIS L. HARWELL PROPERTY A DISTANCE OF 531 FEET TO THE NORTHWEST CORNER OF SAID CURTIS L. HARWELL PROPERTY; THENCE CONTINUE NORTH ALONG THE SAME COURSE AND ALONG THE WEST LINE OF PROPERTY FORMERLY KNOWN AS T.C. ELLIOTT PROPERTY A DISTANCE OF 305 FEET; THENCE RUN WESTERLY A DISTANCE OF 1244 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 81, SAID POINT BEING 240 FEET MEASURED ALONG SAID RIGHT OF WAY LINE, NORTHERLY OF THE POINT OF BEGINNING; THENCE RUN SOUTHERLY ALONG THE EAST RIGHT OF WAY LINE OF SAID SHELBY COUNTY HIGHWAY NO. 81, 240 FEET TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.**

**ALSO PERMANENTLY AFFIXED ISA 1980 MANUFACTURED HOME, SERIAL NUMBER 324245, SIZE IS 30 X 60, MODEL IS SHILO.**