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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

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PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

MICHAEL J. ASH  
700 WATERFORD LANE  
CALERA, AL 35040

STATE OF ALABAMA)

COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of ONE HUNDRED FORTY THOUSAND NINE HUNDRED and 00/100 (\$140,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, KOKAN VELJASEVIC, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MICHAEL J. ASH and CHRISTY A. ASH, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 361, ACCORDING TO THE SURVEY OF WATERFORD HIGHLANDS, SECTOR 1, AS RECORDED IN MAP BOOK 27, PAGE 137, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2002 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2003.
2. 8 FOOT EASEMENT ALONG NORTHWEST AND NORTHEAST LOT LINES AS PER PLAT.
3. RESTRICTIONS AS SHOWN BY RECORDED MAP.
4. RESTRICTIONS APPEARING IN INSTRUMENT #2001-12818.
5. RIGHT OF WAY TO F. CRAIG MITCHELL AS RECORDED IN DEED BOOK 259, PAGE 725.
6. RIGHT OF WAY TO MILFORD LEE AS RECORDED IN DEED BOOK 317, PAGE 30.
7. RIGHT OF WAY TO SHELBY COUNTY AS RECORDED IN DEED BOOK 240, PAGE 36.
8. GRANT TO STATE OF ALABAMA FOR RAILROAD AS RECORDED IN REAL 278, PAGE 5.
9. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE

PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN REAL 345, PAGE 744 AND INSTRUMENT #1995-1640, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

- 10. TERMS AND CONDITIONS AS RECORDED IN INSTRUMENT #1995-1640.
- 11. RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT #1995-1640 AND REAL 345, PAGE 744, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$138,723.00 of the consideration herein was derived from a mortgage 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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, KOKAN VELJASEVIC, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 25th day of August, 2003.

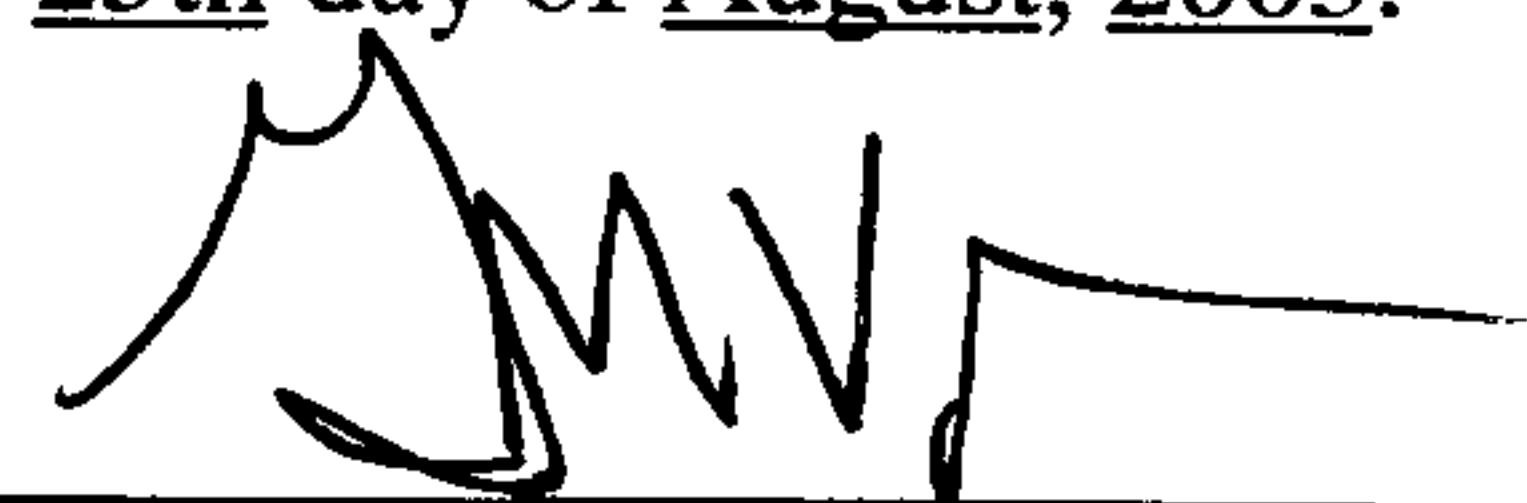
  
KOKAN VELJASEVIC

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that KOKAN VELJASEVIC, AN UNMARRIED PERSON, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 25th day of August, 2003.

  
\_\_\_\_\_  
Notary Public

My commission expires: 9.29.06