

All of the Purchase Price was Pd by a ^{1st} mortgage
Filed Simultaneously herewith

20050202000051000 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
02/02/2005 09:03:00 FILED/CERTIFIED

THIS INSTRUMENT PREPARED BY:
Douglas H. Scofield, Atty
P O BOX 381704
BIRMINGHAM, AL 35238

WARRANTY DEED WITH JOINT
RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF JEFFERSON

\$5000

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS and no/100 Dollars, (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **RONALD C. ASHLEY AND CATHY REED ASHLEY, HUSBAND AND WIFE** (hereinafter called "Grantor") does hereby GRANT, BARGAIN, SELL AND CONVEY unto **RONALD C. ASHLEY AND CATHY REED ASHLEY, HUSBAND AND WIFE AND INA Y. ASHLEY, AN UNMARRIED WOMAN** (hereinafter called "Grantees"), as Joint Tenants with Right of Survivorship, the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

LOT 5A, ACCORDING TO A RESURVEY OF LOTS 5, 6 AND 7, FIRST ADDITION TO KERRY DOWNS, AS RECORDED IN MAP BOOK 8, PAGE 31, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Together with any improvements and/or personal property affixed thereto.

This conveyance is made subject to the following:

- 1. Taxes due October 1, 2005.
- 2. Any and all exceptions of record.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, together with every contingent remainder and right of reversion.

Grantors do individually and for the heirs, executors and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, and administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed on this the 21ST day of JANUARY, 2005.

x Ronald C. Ashley 1/21/05
RONALD C. ASHLEY

x Cathy R Ashley 1/21/05
CATHY REED ASHLEY

STATE OF ALABAMA
JEFFERSON COUNTY

I, a Notary Public, for the State at Large, hereby certify that **RONALD C. ASHLEY AND CATHY REED ASHLEY, HUSBAND AND WIFE**, whose names is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that she executed the same voluntarily on the day the same bears dated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL on this the 21ST day of JANUARY, 2005.

Douglas H. Scofield
Notary Public: Douglas H. Scofield
My Commission Expires: October 7, 2006

